





25 Fenton Drive

West Ayton, Scarborough

- FOUR BEDROOM DETACHED HOUSE
- POPULAR WEST AYTON LOCATION
- OFF-STREET PARKING & GARAGE
- SOLAR PANELS AND ELECTRIC CAR CHARGING
- NO ONWARD CHAIN

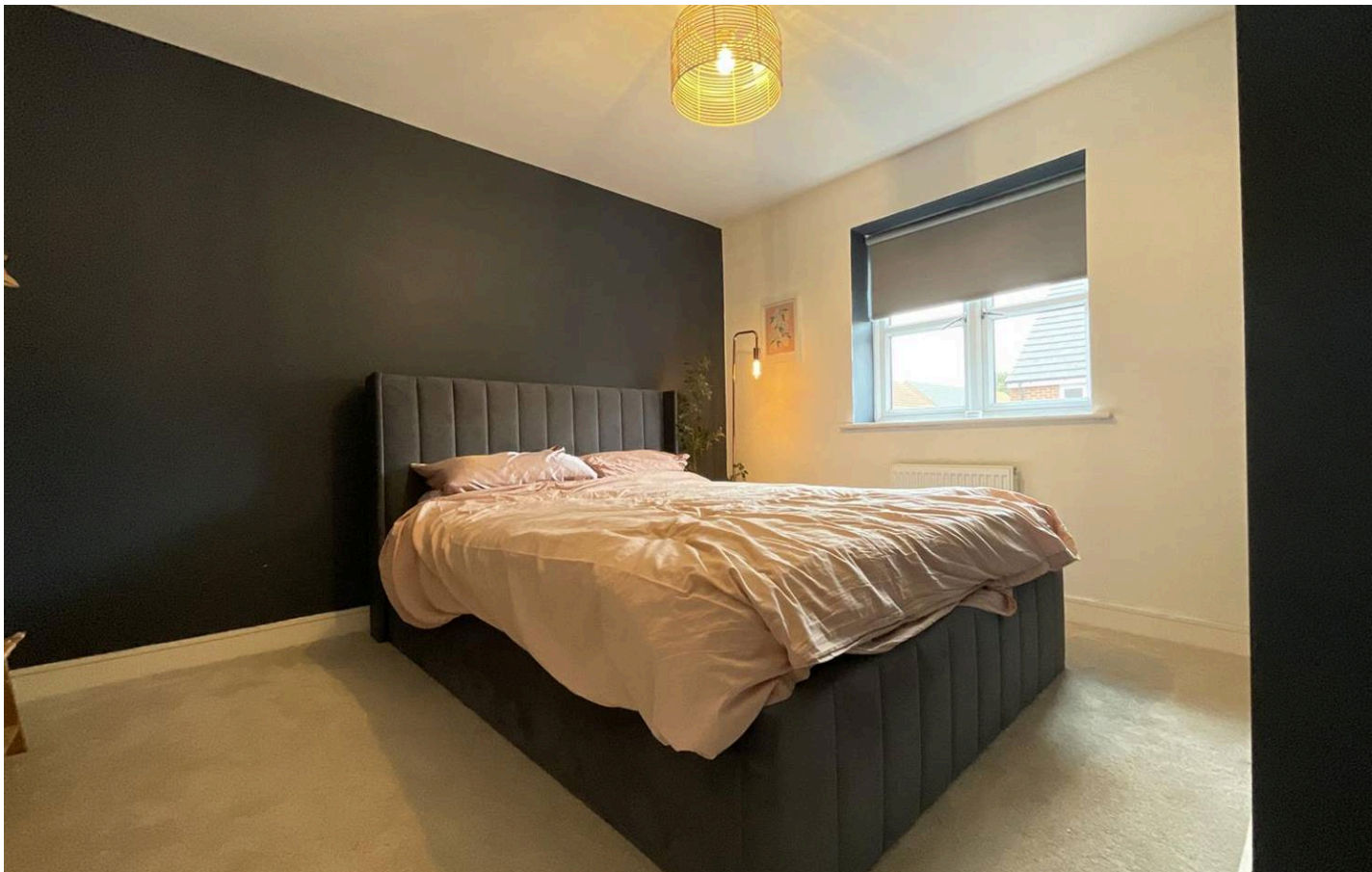
Located in the charming village of West Ayton, Scarborough, this modern four-bedroom detached house offers an ideal family home in a tranquil setting. The property boasts two spacious reception rooms, providing ample space for relaxation and entertainment. The open-plan kitchen diner is a highlight, featuring a separate utility area that enhances functionality for busy family life.

The accommodation comprises; four generously sized double bedrooms, including a master suite with an en-suite bathroom, ensuring comfort and privacy for all family members. Additionally, there is a well-appointed family bathroom, making morning routines a breeze.



This home is designed with convenience in mind, featuring a downstairs WC and a dedicated office space, perfect for those who work from home or require a quiet area for study. The property also benefits from off-street parking for two vehicles, complemented by a single detached garage, providing ample space for your vehicles and storage needs.

Sustainability is a key feature of this property, equipped with solar panels and an electric car charger, making it an environmentally friendly choice. With no onward chain, this home is ready for you to move in and start creating lasting memories.



ACCOMMODATION

GROUND FLOOR

Living Room

Dimensions: 4.8 x 3.5 max (15'8" x 11'5" max).

Kitchen/Diner

Dimensions: 3.3 x 8.0 max (10'9" x 26'2" max).

Utility

Dimensions: 2.6 x 1.7 max (8'6" x 5'6" max).

Office

Dimensions: 2.4 x 2.4 max (7'10" x 7'10" max).

WC

Dimensions: 1.7 x 0.8 max (5'6" x 2'7" max).

FIRST FLOOR

Bedroom 1

Dimensions: 4.3 x 3.4 max (14'1" x 11'1" max).

En-Suite

Dimensions: 1.5 x 2.3 max (4'11" x 7'6" max).

Bedroom 2

Dimensions: 3.7 x 3.5 max (12'1" x 11'5" max).

Bedroom 3

Dimensions: 2.8 x 3.9 max (9'2" x 12'9" max).

Bedroom 4

Dimensions: 3.3 x 2.9 max (10'9" x 9'6" max).

Bathroom

Dimensions: 2.2 x 2.3 max (7'2" x 7'6" max).

Externally

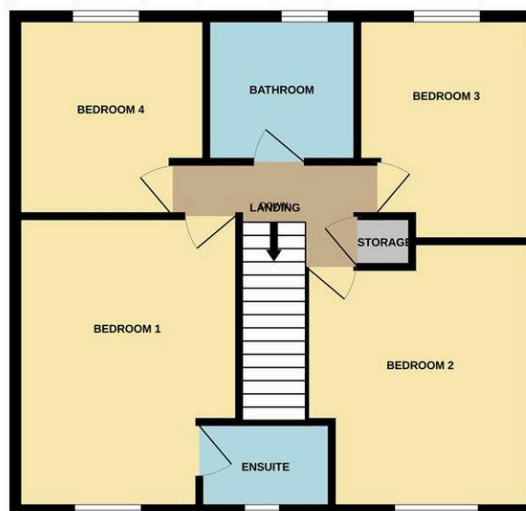
To the front of the property lies a small planted front garden with paving leading to the front door. To the side of the property lies a driveway for up to two vehicles and a single garage with light and power. To the rear of the property lies a private rear garden laid mainly to lawn with paved and decked seating areas.



GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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