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*For over 30 years*

40 Wagoners Way, East Ayton

Guide Price £350,000





## 40 Wagoners Way

East Ayton, Scarborough

- IMPOSING FOUR BEDROOM DETACHED HOME
- IN EXCELLENT DECORATIVE ORDER THROUGHOUT
- MODERN KITCHEN/DINER, DOWNSTAIRS WC & UTILITY ROOM
- EN-SUITE TO THE MASTER BEDROOM
- OFF-STREET PARKING & GARAGE
- ENCLOSED PAVED/LAWNED GARDEN WITH VIEWS
- SOUGHT AFTER LOCATION WITHIN EAST AYTON

We are delighted to present this imposing four bedroom detached home, beautifully maintained and offered in excellent decorative order throughout, set within the highly sought after location of East Ayton.

Upon entering, you are welcomed by a spacious hallway which leads to a generous box bay fronted lounge, perfect for relaxing or entertaining guests. The heart of the home is the impressive modern kitchen/diner, featuring contemporary fittings and ample space for family meals, complemented by a practical utility room and a convenient downstairs WC. Upstairs, the property boasts four well-proportioned bedrooms, including a master suite with its own en-suite shower room, ideal for privacy and comfort. Each room is tastefully decorated, creating a light and airy atmosphere that enhances the sense of space and warmth. Additional benefits include off-street parking and a garage, ensuring ample storage and convenience for busy family life alongside an enclosed rear garden.

Situated in a desirable location with excellent access to local amenities and schools, this exceptional property offers a fantastic lifestyle opportunity for families and professionals alike.







## ACCOMMODATION:

### GROUND FLOOR

Entrance Hallway 12' 2" x 5' 11" (3.70m x 1.80m)

Lounge 16' 5" x 12' 6" (5.00m x 3.80m)

Kitchen/Diner 19' 4" x 11' 10" (5.90m x 3.60m)

Utility Room 10' 2" x 9' 10" (3.10m x 3.00m)

Garage 11' 10" x 9' 10" (3.60m x 3.00m)

### FIRST FLOOR

Landing 15' 9" x 8' 6" (4.80m x 2.60m)

Master Bedroom 13' 5" x 12' 10" (4.10m x 3.90m)

En-suite to the Master Bedroom 10' 2" x 3' 3" (3.10m x 1.00m)

Bedroom Two 14' 5" x 11' 10" (4.40m x 3.60m)

Bedroom Three 12' 6" x 10' 2" (3.80m x 3.10m)

Bedroom Four 10' 6" x 9' 10" (3.20m x 3.00m)

Bathroom 6' 3" x 4' 11" (1.90m x 1.50m)



### HMRC INFORMATION

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR  
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR  
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 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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## Interested?

Contact our friendly team today  
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With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132