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5 Ploughman Road, East Ayton

Guide Price £295,000



5 Ploughman Road

East Ayton, Scarborough

- IMPOSING FOUR BEDROOM DETACHED HOME
- MODERN KITCHEN/DINER, UTILITY & DOWNSTAIRS WC
- EN-SUITE TO THE MASTER BEDROOM
- OFF-STREET PARKING, GARAGE & GARDENS
- SOUGHT AFTER LOCATION WITHIN EAST AYTON

We are delighted to present this imposing four bedroom detached home, perfectly situated in the highly sought after village of East Ayton.

This elegant property offers a superb blend of space, featuring a modern kitchen/diner that serves as the heart of the home - ideal for family gatherings and entertaining guests with the benefit of double doors out to the rear gardens. Also to the ground floor lies a light and airy lounge, utility room and practical downstairs WC. Upstairs, the property benefits from a landing with built-in storage, a spacious master bedroom which boasts an impressive en-suite shower room, while three further well-proportioned bedrooms provide ample accommodation for family or guests alongside a house bathroom.

Externally, the property benefits from a driveway providing off-street parking and access to a garage. To the rear of the property lies a garden.

Located within close proximity to local amenities, reputable schools, and excellent transport links, this property presents an exceptional opportunity for those seeking a spacious home with all the benefits of village living. Early viewing is highly recommended to fully appreciate all that this outstanding home has to offer.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B





GROUND FLOOR

Lounge

11' 2" x 11' 2" (3.40m x 3.40m)

Kitchen/Diner

18' 8" x 9' 2" (5.70m x 2.80m)

Garage

Hallway

Utility

5' 11" x 5' 11" (1.80m x 1.80m)

WC

FIRST FLOOR

Landing

Bedroom 1

13' 5" x 13' 5" (4.10m x 4.10m)

Ensuite

7' 3" x 6' 3" (2.20m x 1.90m)

Bedroom 2

13' 5" x 11' 2" (4.10m x 3.40m)

Bedroom 3

14' 5" x 8' 2" (4.40m x 2.50m)

Bedroom 4

10' 6" x 8' 2" (3.20m x 2.50m)

Bathroom

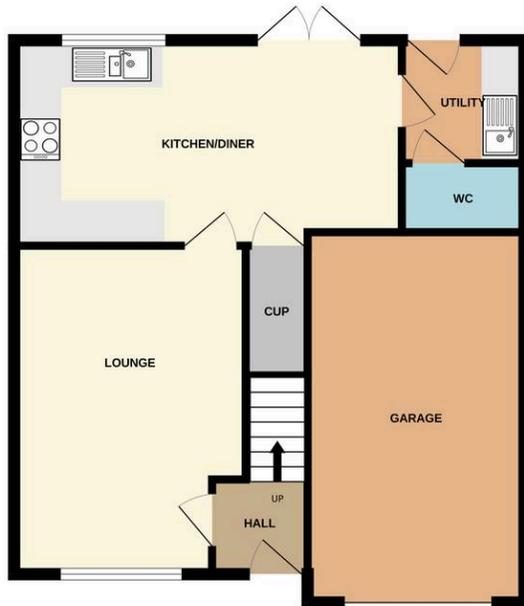
7' 3" x 6' 7" (2.20m x 2.00m)

HMRC

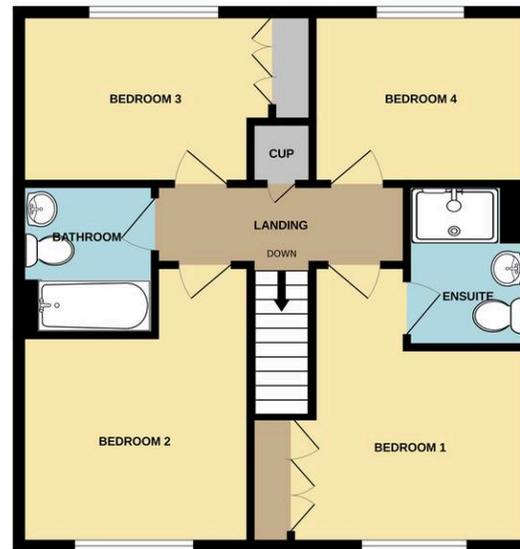
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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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With you every step of the way



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