



16 Meadow Dene, East Ayton, Scarborough YO13 9EL
Offers In Excess Of £485,000

Prestige
Collection
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Meadow Dene, East Ayton, Scarborough

Offers In Excess Of £485,000

SUBSTANTIAL DETACHED DORMER-BUNGALOW that resides on a CORNER PLOT with FOUR BEDROOMS, TWO RECEPTION ROOMS, UTILITY ROOM, DOWNSTAIRS W/C, MASTER ENSUITE, DRIVEWAY and DOUBLE GARAGE. The property is set upon a SUBSTANTIAL PLOT with GENEROUS LIVING ACCOMMODATION, ATTRACTIVE GARDENS on three sides and OPEN ASPECT VIEWS TO THE WOLDS. Set within the SOUGHT AFTER village of EAST AYTON and offered to the market with NO ONWARD CHAIN.

The property has been well maintained with gas central heating and uPVC double glazing throughout. The accommodation itself briefly comprises on the ground floor of an entrance hallway with stairs to the first floor, the bay fronted living room with gas fire, an office, dining room with double doors to the rear, a downstairs WC, the generous kitchen with access to the utility room. To the first floor of the property lies a landing that provides access to the master bedroom with an ensuite shower room and walk-in wardrobe, a further three double bedrooms and a house bathroom. Externally, to the front of the property lies a lawned garden and a block paved driveway which provides ample parking and access to the double garage. To the rear of the property lies beautifully presented gardens laid mainly to lawn and a block paved seating area. The property offers open aspect views to the Wolds via two of the bedroom windows.

The property is located within a block paved cul-de-sac in the much sought after East Ayton village and provides excellent access to a wealth of amenities including a post office, local shops, eateries and is situated nearby to a regular bus route providing easy commuting to and from Scarborough Town Centre, Pickering and surrounding areas.

- DETACHED DORMER-BUNGALOW
- TWO RECEPTION ROOMS
- DOWNSTAIRS W/C AND MASTER ENSUITE
- SUBSTANTIAL CORNER PLOT
- OPEN ASPECT VIEWS TO THE WOLDS
- MAINTAINED BURGALAR ALARM
- GENEROUS LIVING ACCOMMODATION
- ATTRACTIVE GARDENS
- DRIVEWAY AND DOUBLE GARAGE
- NO ONWARD CHAIN

Early internal viewing is highly recommended to fully appreciate the space, setting and finish on offer from this imposing detached property. Call our friendly and experienced team at CPH today to view on 01723 352235 or visit www.cphproperty.co.uk



ACCOMMODATION**GROUND FLOOR**

Hallway
22'2" max x 6'9" max

Living Room
19'1" max x 14'9" max

Office
14'9" max x 7'0" max

Dining Room
14'10" max x 11'11"

W/C
6'7" max x 6'2" max

Kitchen
14'3" max x 10'3" max

Utility Room
10'4" max x 7'11" max

FIRST FLOOR

Landing

Bedroom 1
29'1" max x 14'10" max

Ensuite
9'8" max x 6'9"

Walk-in Wardrobe
14'10" max x 6'8" max

Bedroom 2
17'2" max x 9'5" max

Bedroom 3
16'1" max x 9'9" max

Bedroom 4
11'0" max x 9'5" max

Bathroom

10'2" max x 8'5" max

Double Garage
18'4" x 17'11"

Externally

The front of the property offers a lawned garden and a block paved driveway which provides ample parking and access to the double garage. To the rear of the property lies beautifully presented gardens laid mainly to lawn and a block paved seating area.

Details

Council Tax Banding - F

LCAB 21042023

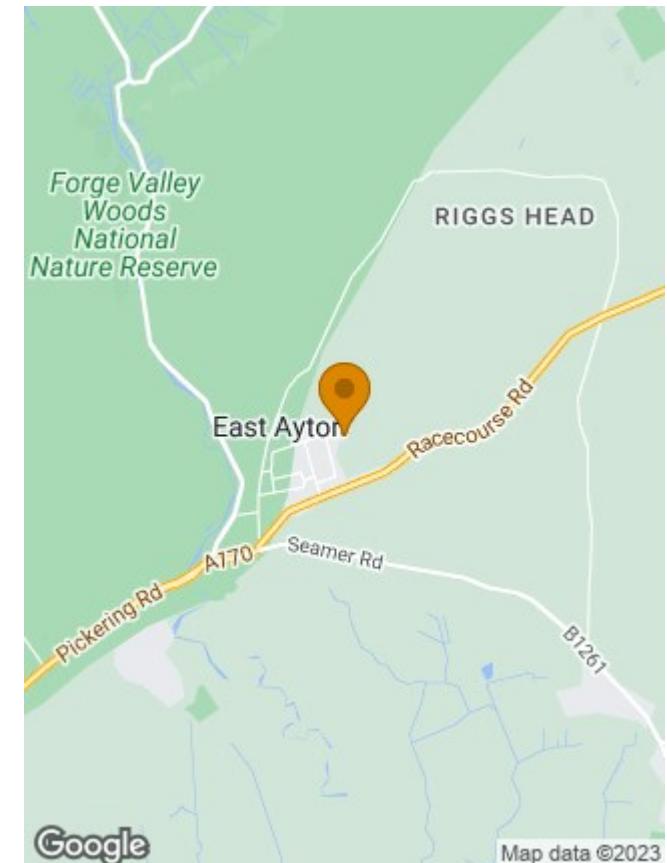
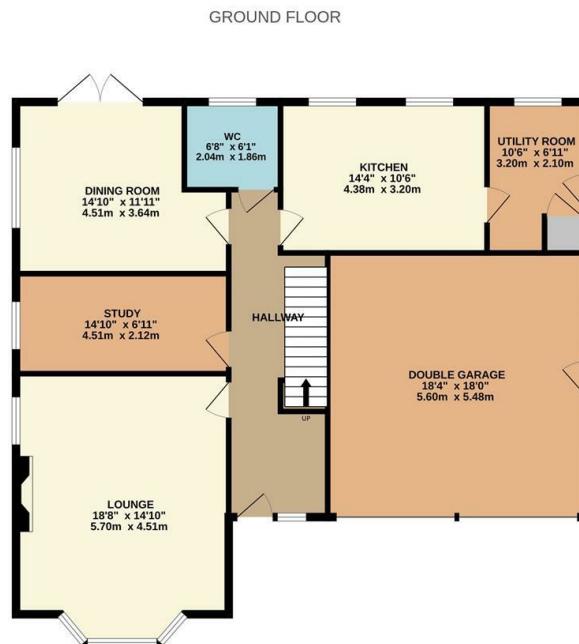


Substantial Detached Dormer-Bungalow with Generous Living Accommodation, Four Bedrooms, Master Ensuite and Attractive Gardens.









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. 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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



Interested? Get in touch today:

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www.cphproperty.co.uk

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