



1 Paddock Close, East Ayton, Scarborough YO13 9BN
Price Guide £350,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SPACIOUS TWO/THREE BEDROOM DETACHED HOME
- BUILT CIRCA 2016 WITHIN AN EXCLUSIVE CUL-DE-SAC
- DOWNSTAIRS WC & EN-SUITE TO THE MASTER
- EXCELLENT DECORATIVE ORDER WITH MODERN KITCHEN/DINER
- LAWNED GARDENS, OFF-STREET PARKING, GARAGE/UTILITY
- WELL REGARDED LOCATION WITHIN EAST AYTON

CPH are delighted to present to the market this SIZEABLE TWO/THREE BEDROOM DETACHED HOME which is set within an EXCLUSIVE, CUL-DE-SAC (PADDOCK CLOSE) of just FIVE DETACHED HOMES in the highly sought after village of EAST AYTON. 'In our opinion' this property is in EXCELLENT DECORATIVE ORDER throughout with a MODERN KITCHEN/DINER, DOWNSTAIRS WC, EN-SUITE to the MASTER BEDROOM, OFF-STREET PARKING and a GARAGE/UTILITY.

Built by local builder Thompson Homes Yorkshire Ltd CIRCA 2016, this property comes with approx 2 years of NHBC warranty remaining giving any prospective purchaser peace of mind.

The property comprises in brief on the ground floor; spacious entrance hallway with stairs to the first floor, generous lounge with double doors into a conservatory and further double doors out to the rear gardens. Also to the ground floor lies a downstairs WC, a modern kitchen/diner which has a range of integrated appliances from AEG and Zanussi, a separate dining room which can be utilised as a third bedroom, if required. To the first floor of the property lies a feature galleried landing space, master bedroom with a four-piece en-suite bathroom, further bedroom and a house bathroom. The property has been soundproofed and well insulated plus ramps and wide doors, excellent for disabled access or mobility scooter.



Externally lies a driveway to the front of the property which leads to an integral garage accompanied by a pebbled garden. To the rear of the property lies a garden laid mainly to lawn with block paving and a garden shed, enclosed by fenced boundaries.

This property is well located in the sought after village of East Ayton being approximately four miles away from Scarborough. East Ayton has amenities which include; local shops, Supermarket/Petrol Station, eateries including an award winning fish and chip restaurant, hairdressers, post office, primary school, church, village hall and is within proximity to Forge Valley Woods Nature Reserve.



ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

15'1" max x 17'8" max

Lounge

24'3" max into bay x 12'1" max

Dining Room

13'1" max x 10'9" max

Conservatory

11'9" x 9'6"

TLPF/180724

Kitchen

16'0" x 9'10"

Downstairs WC

5'10" x 2'11"

Garage/Utility

17'8" x 11'5"

FIRST FLOOR

Landing

11'9" x 11'5"

Master Bedroom

19'0" max into bay x 15'5" max

En-suite to the Master Bedroom

8'6" x 8'6"

Bedroom Two

19'0" max into bay x 14'5" max

Bathroom

9'2" x 6'10"

Details Prepared



Interested? Get in touch:

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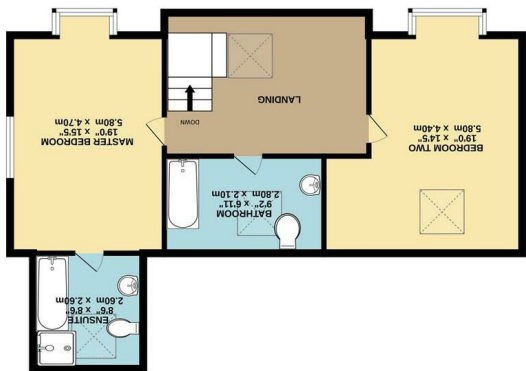
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	83
Potential	92

England & Wales	
EU Directive 2002/91/EC	
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
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	
Potential	



1ST FLOOR
 730 sq.ft. (67.8 sq.m.) approx.



GROUND FLOOR
 965 sq.ft. (89.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements taken on the premises may vary slightly from those shown. 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 is given as to their operation or efficiency can be given. Made with Neopix ©2024

TOTAL FLOOR AREA: 1695 sq.ft. (157.4 sq.m.) approx.