



## East Avenue, Scarborough, YO13 0QE

Guide Price £500,000

Welcome to this charming DETACHED BUNGALOW located on East Avenue in the desirable village of SCALBY, Scarborough. This property boasts a SPACIOUS OPEN PLAN LIVING AREA with a STUNNING KITCHEN with an island, a dining area with a SKY LANTERN and a light and bright lounge area. With FOUR BEDROOMS, including a luxurious master suite with a DRESSING ROOM room and TWO BATHROOMS, this bungalow offers ample space. The property has been finished to a high standard, ensuring a comfortable and stylish living environment. The property also benefits from a beautiful rear garden ideal for entertaining and a double garage. Don't miss out on the opportunity to own this lovely property in a sought-after location.





## ENTRANCE

Composite front door into vestibule with inset ceiling spotlights, dado rail and glazed door into open plan living area.

## LOUNGE AREA

6.07 x 3.65 (19'10" x 11'11")

uPVC double glazed bay window with shutters, fire with surround, two radiators and opening into dining area.

## DINING AREA

4.14 x 3.32 (13'6" x 10'10")

uPVC double glazed window with shutters, radiator, sky lantern, inset ceiling spotlights and opening to kitchen area.

## KITCHEN AREA

5.70 x 3.48 (18'8" x 11'5")

Fitted kitchen with range of cupboards and drawers, Compac Quartz worktops, double oven with plate warmer, american style fridge freezer, integrated dishwasher, kitchen island with waterfall edge, range electric hob, light/extractor, uPVC double glazed french doors with shutters, two radiators, ceiling light and hidden door into utility/pantry.

## UTILITY/PANTRY

1.94 x 2.13 (6'4" x 6'11")

Fitted utility room/pantry with cupboards, worktop, uPVC double glazed frosted window, ceiling light, loft access and space for washer and drier stack.

## HALLWAY

3.70 x 10.41 (12'1" x 34'1")

Inset ceiling spotlights, loft access (loft is boarded and pull down ladder) and radiator.

## MASTER BEDROOM

4.75 x 3.56 (15'7" x 11'8")

Cornicing, uPVC double glazed bay window with fitted shutters, inset ceiling spotlights, radiator and glazed door into dressing room.





## DRESSING ROOM

2.80 x 2.34 (9'2" x 7'8")

uPVC double glazed window with fitted shutters, radiator, built in wardrobe, inset ceiling spotlights and sliding glass door into en-suite.

## EN-SUITE

2.78 x 1.48 (9'1" x 4'10")

Walk in shower, hand basin with vanity unit, WC, heated towel rail/radiator, tiled floor, tiled walls, inset ceiling spotlights and extractor fan.

## BEDROOM TWO

3.78 x 3.57 (12'4" x 11'8")

uPVC double glazed window with fitted shutters, radiator, inset ceiling spotlights and coving.

## BEDROOM THREE

2.81 x 3.36 (9'2" x 11'0")

uPVC double glazed window, radiator, built in wardrobe and ceiling light.

## BEDROOM FOUR

3.40 x 2.46 (11'1" x 8'0")

uPVC double glazed window, radiator and ceiling light.

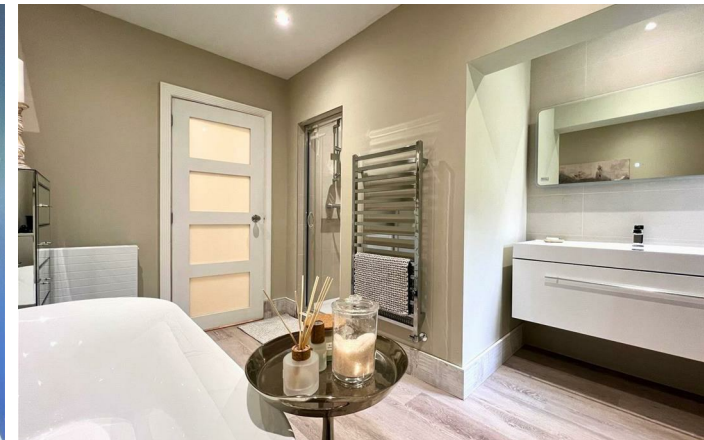
## BATHROOM

3.30 x 3.06 (10'9" x 10'0")

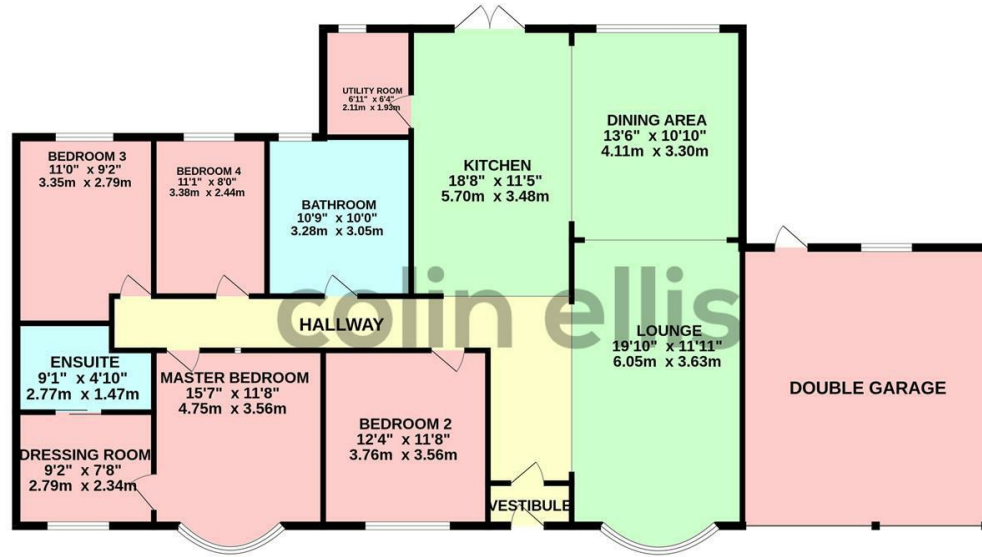
uPVC double glazed frosted window, freestanding bath, WC, hand basin with vanity unit, lighted, Bluetooth demister mirror, shower cubicle, inset ceiling spotlights, heated towel rail/radiator, radiator and extractor fan.

## OUTSIDE

To the front is a wall garden with driveway leading to the double garage with power and lighting. A path leads to the front door and also gives access around the outside of the property. To the rear is an enclosed garden with a patio area, summer house and lawn.



# GROUND FLOOR



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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East Avenue - 18008944

Council Tax Band - E

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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