



1 Racecourse Road, East Ayton, Scarborough, YO13 9HP

Guide Price £485,000

- IMMACULATE THREE BED DETACHED DORMER BUNGALOW
- SPACIOUS SUNROOM
- BEAUTIFUL ESTABLISHED GARDENS
- NO ONWARD CHAIN
- SOUGHT AFTER VILLAGE LOCATION
- GATED ENTRANCE WITH GRAVELLED DRIVEWAY
- GAS CENTRAL HEATING
- WOODEN PARQUET FLOORING
- BRICK GARAGE/PARKING UPTO 5 CARS
- UPVC DOUBLE GLAZING

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ANDREW COWEN ESTATE AGENTS are proud to present to the market **IN THE SOUGHT-AFTER VILLAGE OF EAST AYTON**, to the west of Scarborough, this **IMMACULATE WELL PRESENTED THREE BEDROOM DETACHED DORMER BUNGALOW**, with **GAS CENTRAL HEATING** and **UPVC DOUBLE GLAZING THROUGHOUT**, perfect for **FAMILY LIVING** with a **LARGE ENCLOSED REAR GARDEN**, **GARAGE** AND **OFF-STREET PARKING**. This property would make **A FANTASTIC RESIDENCE FOR A HOST OF BUYERS**, **COULD THIS BE YOUR FOREVER HOME!**



Council Tax Band: E



This property briefly comprises, entrance porch leading to a bright and airy hallway with plenty of storage. The kitchen with tiled flooring features a range of base and wall units, with an array of integrated appliances, and ample space for a table and chairs, making it a wonderful hub for social gatherings. A four-piece family bathroom and an additional separate WC.

A generous living space with plenty of natural light flooding through, log burner and wooden mantle, perfect for cosy evenings with **THE STANDOUT FEATURE** of **WOODEN PARQUET FLOORING**. The separate dining room provides an inviting space for family meals, while the **SUNROOM** great for entertaining family and friends, offers an amazing space and views of the mature garden.

The property boasts three bedrooms, one of which is located on the ground floor with fitted furniture, whereas the other is currently used as a dining room. Upstairs is an office and the master bedroom with en-suite shower room and walk in wardrobe.

Externally, the bungalow is set back from the road with a wooden gated driveway, providing both privacy and security. The mature landscaped garden is a delightful retreat, complete with a soothing water fountain, perfect for enjoying the outdoors in peace.

This property is well located in the **POPULAR VILLAGE OF EAST AYTON** with a wealth of amenities in the village including a public house, popular school, library, petrol station, convenience store, chemist plus the property is near a bus route into Scarborough and the location provides superb access to the A64 (York) and A170 (Pickering). Living in East Ayton means you will be part of a sought-after community, with the beautiful countryside right on your doorstep.

DON'T MISS OUT ON THIS ONE - CALL ONE OF OUR FRIENDLY SALES TEAM TO BOOK A VIEWING TODAY 01723 377707.





Floor 0



Floor 1



Approximate total area⁽¹⁾

2360.08 ft²

219.26 m²

Reduced headroom

6.59 ft²

0.61 m²

(1) Excluding balconies and terraces

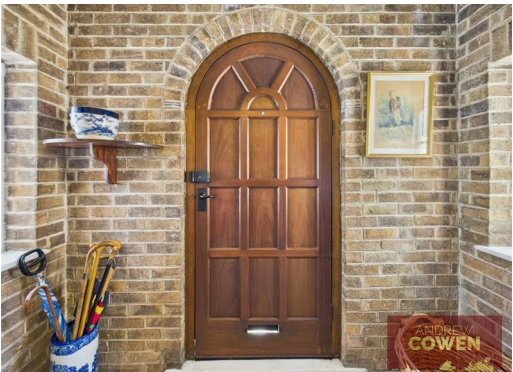
Reduced headroom

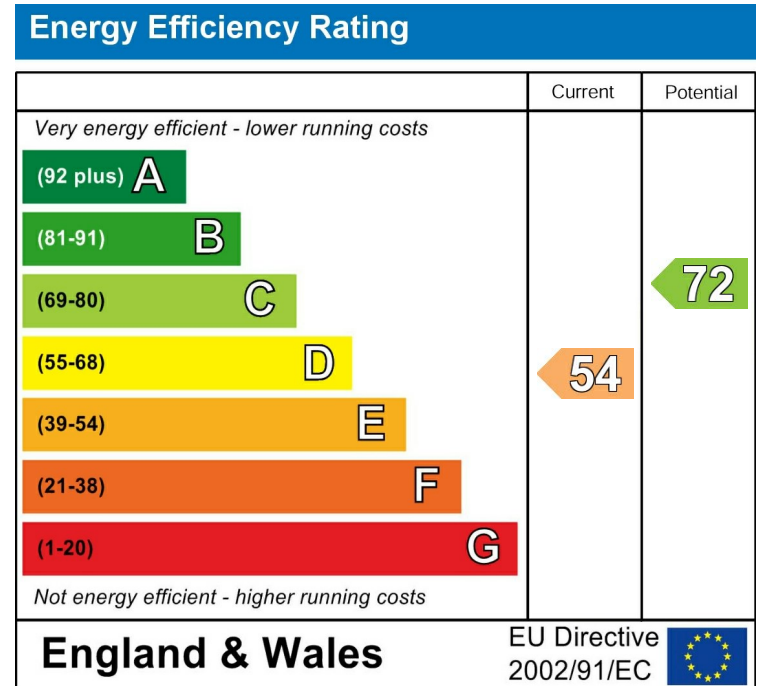
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Viewings

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