



CPH

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CHARTERED SURVEYORS  
*For over 30 years*

21 Chantry Road, East Ayton

Guide Price £320,000



- EXTENDED FOUR BEDROOM DETACHED DORMA BUNGALOW
- OFF-STREET PARKING & GARAGE
- FRONT & REAR GARDENS
- IMMACULATEDLY PRESENTED THROUGHOUT
- POPULAR EAST AYTON VILLAGE LOCATION

We are delighted to present this immaculately presented and extended four bedroom detached dorma bungalow, situated in the highly sought-after village of East Ayton.

This impressive home offers spacious and versatile accommodation, thoughtfully designed to suit modern family living. The welcoming entrance hall leads to a generous lounge, perfect for relaxing and entertaining, while the stylish contemporary kitchen boasts quality fittings and ample space for dining with the added convenience of a separate utility. Each bedroom is beautifully finished, providing comfortable retreats for all the family, with the principal bedroom featuring built-in storage and a sleek en-suite for added luxury. The flexible layout includes a further modern ground floor family bathroom and an additional reception room, ideal for use as a home office, playroom or fourth bedroom.



Attention to detail is evident throughout, with tasteful décor and high-quality finishes creating a bright and inviting atmosphere in every room. Practical features such as off-street parking and a garage add to the convenience of this exceptional property, making daily life effortlessly easy.

Located within the popular village of East Ayton, residents will appreciate the close proximity to well-regarded schools, local amenities, and excellent transport links. Early viewing is highly recommended to fully appreciate all that this outstanding home has to offer.

Council Tax band: C

Tenure: Freehold



## ACCOMMODATION

### GROUND FLOOR

#### Living Room

16' 9" x 10' 10" (5.10m x 3.30m)

#### Kitchen

11' 2" x 15' 1" (3.40m x 4.60m)

#### Dining Room

13' 1" x 9' 10" (4.00m x 3.00m)

#### Utility Room

7' 7" x 10' 2" (2.30m x 3.10m)

#### Ground Floor Bathroom

7' 7" x 5' 7" (2.30m x 1.70m)

#### Office/Bedroom 4

11' 2" x 9' 10" (3.40m x 3.00m)

### FIRST FLOOR

#### Bedroom 1

14' 1" x 9' 6" (4.30m x 2.90m)

#### En-Suite

6' 7" x 9' 10" (2.00m x 3.00m)

#### Bedroom 2

8' 10" x 15' 1" (2.70m x 4.60m)

#### Bedroom 3

10' 2" x 10' 2" (3.10m x 3.10m)

#### Externally

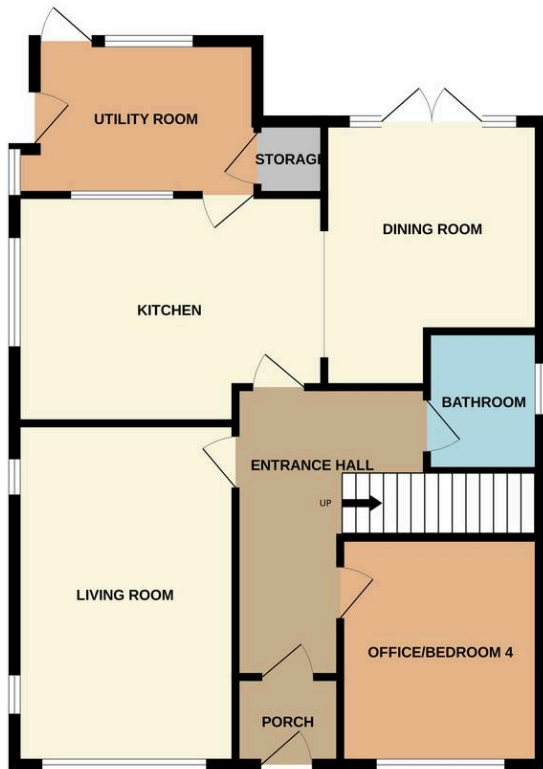
To the front of the property lies a front garden laid mainly to lawn with steps leading to the entrance porch. To the side of the property lies a driveway providing off-street parking for up to four vehicles. To the rear of the property you will find a private enclosed rear garden laid mainly to lawn with multiple seating areas and storage shed.



### HMRC DISCLAIMER

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We

GROUND FLOOR  
854 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 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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## Interested?

Contact our friendly team today  
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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