



CPH

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13 Shelton Avenue, East Ayton

Offers Over £230,000



- THREE BEDROOM DETACHED HOUSE
- POPULAR EAST AYTON VILLAGE LOCATION
- OFF-STREET PARKING & GARAGE
- FRONT & REAR GARDENS
- MODERN OPEN PLAN KITCHEN/DINER/LIVING ROOM

We are delighted to present this beautifully appointed three bedroom detached house, ideally situated in the sought-after village of East Ayton.

This elegant home boasts a light and airy open plan kitchen, dining, and living area, creating a spacious heart of the home that is perfect for modern family living and entertaining. The kitchen features contemporary fittings and ample workspace, seamlessly flowing into the dining and lounge spaces, allowing for effortless interaction and a welcoming atmosphere. Each of the three bedrooms is well-proportioned, offering comfortable accommodation and flexibility for family, guests, or a home office. The property's layout has been thoughtfully designed to provide both functionality and style, with quality finishes throughout and a harmonious flow between rooms.

Additional features include off-street parking and a garage, ensuring convenience for residents and visitors alike.

Located in the popular East Ayton village, this home benefits from a friendly community, excellent local amenities, and easy access to well-regarded schools, making it particularly well-suited to families or professionals seeking a tranquil yet connected lifestyle.

Early viewing is highly recommended to fully appreciate all that this impressive property has to offer. Book your appointment today.

Council Tax band: C

Tenure: Freehold





GROUND FLOOR

Living/Dining Room

26' 3" x 11' 6" (8.00m x 3.50m)

Kitchen

13' 1" x 11' 6" (4.00m x 3.50m)

FIRST FLOOR

Bedroom 1

13' 1" x 8' 6" (4.00m x 2.60m)

Bedroom 2

11' 6" x 8' 6" (3.50m x 2.60m)

Bedroom 3

9' 10" x 5' 11" (3.00m x 1.80m)

Bathroom

6' 3" x 5' 11" (1.90m x 1.80m)

Externally

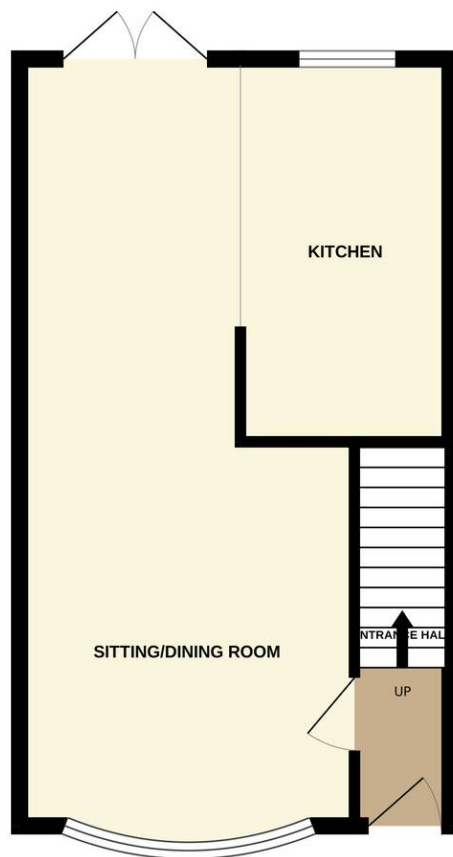
To the front of the property lies a low maintenance front garden with paved steps leading to the front door. To the side of the property lies a driveway providing off-street parking for up to three vehicles and a single garage with power. To the rear of the property you will find an enclosed and private rear garden mainly laid to lawn with paved seating area.

Details Prepared

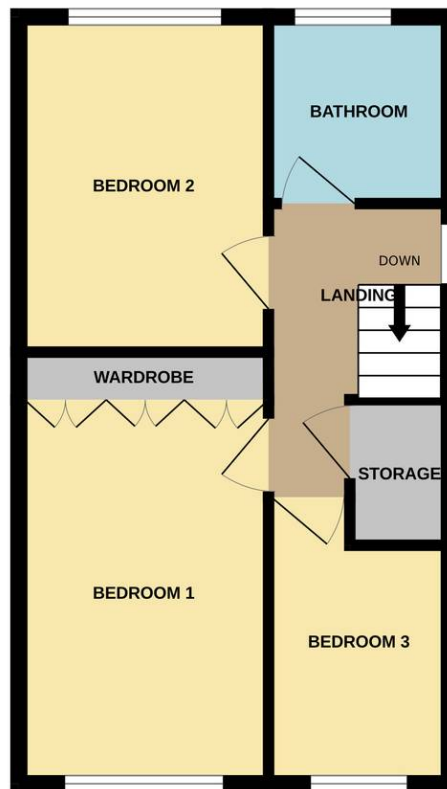
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GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.5 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?

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