





21a Racecourse Road

- BEAUTIFUL FOUR BEDROOM DETACHED FAMILY HOME
- NESTLED IN THE SOUGHT AFTER EAST AYTON VILLAGE
- TASTEFULLY DECORATED THROUGHOUT
- MASTER BEDROOM WITH EN-SUITE
- USEFUL GROUND FLOOR WC & UTILITY
- LIVING ROOM WITH A BAY WINDOW AND DOUBLE DOORS TO GARDEN
- ATTRACTIVE GARDEN WITH A PAVED PATIO AREA
- DOUBLE GARAGE & GENEROUS DRIVEWAY WITH ELECTRIC GATES

We are delighted to present this beautiful four-bedroom detached family home, nestled in the highly sought after East Ayton village. Tastefully decorated throughout, this impressive property offers generous and versatile living spaces, perfect for modern family life.

The ground floor boasts three inviting reception rooms, including a spacious living room with a charming bay window and double doors opening to the attractive garden, a formal dining room ideal for entertaining, and a versatile family room. The well-appointed kitchen is complemented by a useful utility room and a convenient ground floor WC. Upstairs, the master bedroom features an en-suite, while three further bedrooms provide ample space for family, guests or a hobbies room. The property is further enhanced by an attractive rear garden with a paved patio area and a delightful summer house, creating a tranquil space for relaxation or outdoor gatherings. A double garage and a generous driveway with secure electric gates offer ample off-street parking and peace of mind.





Situated within a desirable village setting, this home combines style, comfort, and practicality. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Council Tax band: F

Tenure: Freehold

GROUND FLOOR

Entrance

Living Room 26' 3" x 13' 1" (8.00m x 4.00m)

Kitchen 16' 5" x 13' 5" (5.00m x 4.10m)

WC 7' 3" x 2' 7" (2.20m x 0.80m)

Dining Room 11' 10" x 10' 10" (3.60m x 3.30m)

Family Room 19' 0" x 16' 9" (5.80m x 5.10m)

Utility 7' 3" x 5' 3" (2.20m x 1.60m)

Double Garage 18' 8" x 18' 8" (5.70m x 5.70m)

FIRST FLOOR

Landing

Bedroom One 13' 1" x 12' 6" (4.00m x 3.80m)

En-Suite 13' 1" x 12' 6" (4.00m x 3.80m)

Bedroom Two 13' 1" x 11' 2" (4.00m x 3.40m)

Bedroom Three 13' 5" x 9' 10" (4.10m x 3.00m)

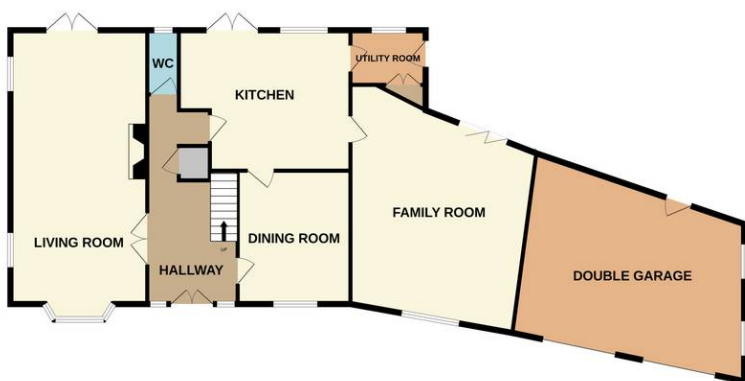
Bedroom Four 11' 10" x 10' 10" (3.60m x 3.30m)

Bathroom 7' 10" x 6' 7" (2.40m x 2.00m)

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR
1578 sq.ft. (146.6 sq.m.) approx.



1ST FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 2395 sq.ft. (222.5 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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