



# Ashlea 34 Main Street. Seamer

Seamer, Scarborough, YO12 4PS

Guide Price £595,000



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## Front Entrance

Composite door with UPVC storm porch over.

## Lounge

31'6" x 14'1" (9.61 x 4.30)

Triple aspect room with bay fronted window overlooking the front, window to the side and French doors giving access to the rear garden/patio area. Inset LED ceiling lights and feature wall lights. Feature corner fireplace with large wood burning stove.

## Kitchen

23'11" x 15'8" (7.31 x 4.78)

With range of drawer, wall and base solid oak units with breakfast bar, peninsula area and feature dresser style units with glass fronted units. Granite worktop throughout with tiled splashback and sunken 1/2 bowl stainless steel sunken sink, tiled splashback. Integrated Fridge/Freezer and Dishwasher. 5 Burner Gas Falcon Range with Stainless Steel Extractor fan over. Inset LED spotlights and pendant lighting over the breakfast bar. Bay fronted window ideal as a seating nook and further window overlooking the front of the property. Radiator. The flooring is oak and porcelain tiles. Built in storage cupboard housing fuseboard.

## Dining Room

15'10" x 14'10" (4.83 x 4.54)

Open aspect from the kitchen, Inset LED spotlights, radiator, UPVC French doors leading to the rear garden. Oak flooring. Built in storage cupboard housing 330L powered Oso cylinder.

## Utility Room

15'10" x 4'4" (4.83 x 1.34)

Accessed from the kitchen with UPVC door to the rear of the property. Oak units with worktop and spaces for automatic washing machine and tumble dryer. Tiled flooring

## WC/Plant Room

5'6" x 3'4" (1.68m x 1.02m')

With WC and handbasin. Frosted window overlooking the side of the property. Radiator. Large built in cupboard housing A rated Vaillant Ecotech plus boiler.

## Office

15'10" x 4'4" (4.83 x 1.34)

Glazed door from dining room and external door giving access to the rear of the property. Inset spotlights, radiator and window.

## Hallway with Stairs leading to Landing

Overhead light and radiator. Control point for wired heat and smoke detectors throughout the property.

## Bedroom 1

14'11" x 11'5" (4.55 x 3.49)

Double bedroom with rear facing UPVC window overlooking the garden, overhead light and radiator.

## En Suite

8'4" x 7'2" (2.56 x 2.2)

With large walk in enclosure with overhead drench shower head, WC, Hand basin with vanity unit and heated mirror over. Frosted window overlooking the garden, fully tiled walls and flooring. Inset spotlights and extractor fan.

## Bedroom 2

14'11" x 9'6" (4.55 x 2.9)

Double bedroom with rear facing UPVC window overlooking the garden, overhead light, radiator, fitted 4 door wardrobes and desk area.

## En Suite

8'4" x 5'10" (2.56 x 1.8)

With large walk in enclosure with overhead drench shower head, WC and Hand basin. Inset spotlight, extractor and radiator. Velux light tunnel for natural light.

## Bedroom 3

14'7" x 11'5" (4.47 x 3.49)

Double bedroom with front facing UPVC window, fitted 4 door wardrobes with sliding mirrored doors and open storage, fitted desk. Overhead light and radiator,

## Bedroom 4

11'8" x 9'8" (3.56 x 2.97)

Double bedroom with front facing UPVC window, overhead light, radiator and built in storage.

## Bedroom 5

12'5" x 8'7" (3.81 x 2.63)

With space for double bed but currently used as reading/sitting room. Front facing UPVC window, overhead light and radiator.

## Family Bathroom

12'5" x 6'0" (3.81 x 1.84)

Roca bathroom fittings with large walk in shower enclosure, freestanding cast roll top bath, Hand Basin and WC. Fully tiled with inset spotlights, extractor fan and cast radiator. Frosted UPVC window overlooking the rear of the property.

## Outside

At the front of the property there is a gated, block paved forecourt and driveway leading to gated access to the rear. Further block paved parking area leading to separate garage with light and power. At the rear of the utility room, there is a bin storage area and electric car charging point. At the rear of the property, there is a large hard landscaped patio area with power and patio lighting. Steps up to a lawn, edged with mature hedge. Gated access to the side of the property and the rear entrance..

## Directions

What 3 Words

Faced.Manicured.Tops

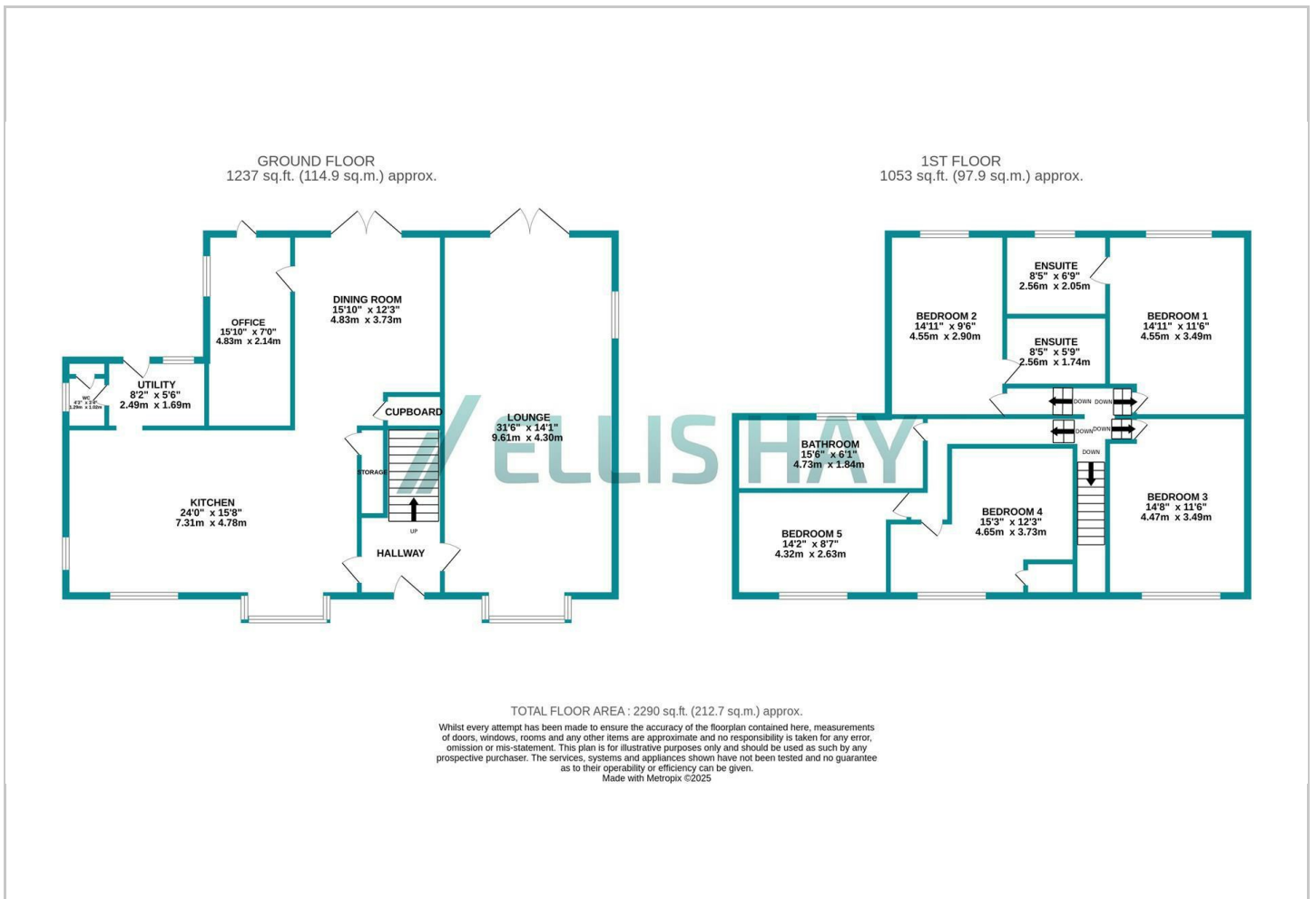
Tel: 01723 350077



## Hybrid Map



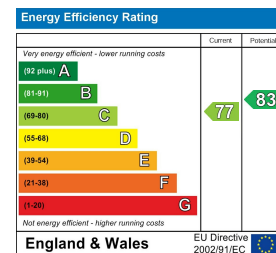
## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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