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Ellan Vannin, Eastgate, Seamer

Offers Over £230,000



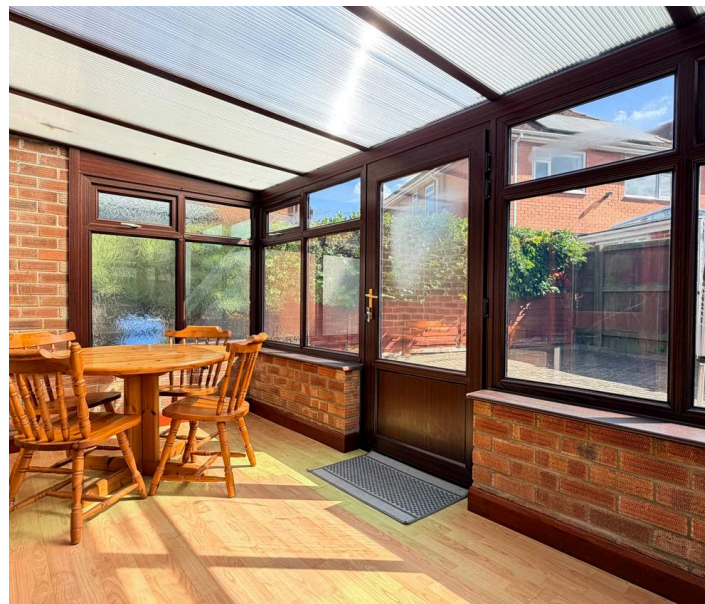
## Ellan Vannin Eastgate

Seamer, Scarborough

- SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- UTILITY ROOM, DOWNSTAIRS SHOWER ROOM & SEPARATE WC
- BOARDED LOFT/STORAGE ROOM
- SOUTH FACING GARDEN, GARAGE & DRIVEWAY
- NO ONWARD CHAIN
- DESIRABLE VILLAGE LOCATION

We are delighted to welcome to the market this spacious three bedroom detached bungalow, perfectly positioned in the highly sought after village of Seamer. This impressive home offers versatile living accommodation, enhanced by gas central heating and UPVC double glazing for comfort.

Upon entering, you are greeted by a welcoming hallway that flows seamlessly into the heart of the home - a modern fitted kitchen with a bright breakfast area, complete with a range of wall and base units and integrated appliances including an electric hob, oven, and fridge freezer. Adjacent to the kitchen, a practical utility room houses the boiler and washing machine, ensuring convenience for busy family life. The generous lounge exudes warmth with its feature fireplace, providing a relaxing space to unwind, and leads directly into a lovely sunroom that bathes the living space in natural light, creating an inviting ambience for both every-day living and entertaining. The ground floor further comprises two double bedrooms, one of which is currently used as a dining room, offering flexibility to suit your lifestyle needs, alongside a modern wet room. Upstairs, you will find a spacious third double bedroom complete with en-suite WC and wash hand basin, as well as the potential to create a fourth bedroom if desired, making this property well-suited to growing families or those seeking additional office or hobby space.



The property's excellent location ensures easy access to an array of local amenities including popular eateries, the well-regarded Droudfacts supermarket, sports clubs, playing fields, and a highly



## GROUND FLOOR

### Entrance Hallway

14' 5" x 8' 6" (4.40m x 2.60m)

### Lounge

14' 1" x 11' 10" (4.30m x 3.60m)

### Conservatory

12' 10" x 7' 7" (3.90m x 2.30m)

### Kitchen

14' 1" x 9' 10" (4.30m x 3.00m)

### Utility

4' 3" x 4' 3" (1.30m x 1.30m)

### Shower Room

7' 10" x 4' 11" (2.40m x 1.50m)

### Dining Room/Bedroom

11' 2" x 9' 6" (3.40m x 2.90m)

### Bedroom

11' 6" x 10' 10" (3.50m x 3.30m)

### Garage

17' 5" x 8' 2" (5.30m x 2.50m)

## FIRST FLOOR

### Bedroom

12' 6" x 12' 2" (3.80m x 3.70m)

### Boarded Loft/Storage Room

16' 5" x 11' 2" (5.00m x 3.40m)

## HMRC

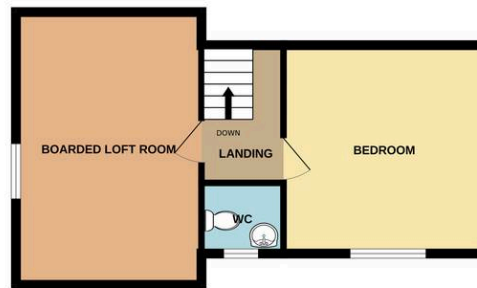
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR  
854 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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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With you every step of the way



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