



## 16 Chantry Drive

East Ayton, Scarborough, YO13 9EY

Guide Price £325,000



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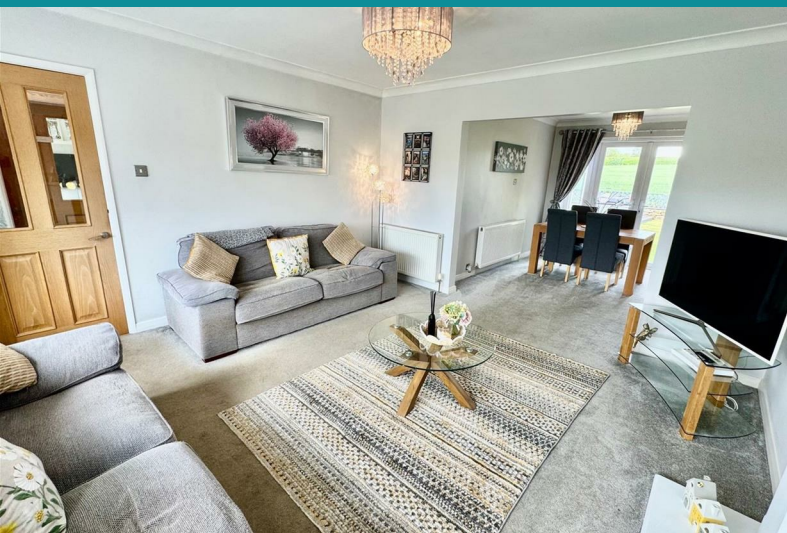
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## Covered Porch

## Hallway

## Lounge

15'5" x 13'2" (4.71 x 4.03)

Front facing UPVC window, overhead lighting, radiator and wood burning stove with feature hearth. Open plan leading to

## Dining Room

10'1" x 10'0" (3.08 x 3.06)

Patio Doors to the garden, overhead lighting and radiator

## Kitchen

16'2" x 11'1" (4.93 x 3.38)

With range of modern wall, base and drawer units and built in wine fridge. Solid wooden worktops and upstand, one and a half sink unit with mixer tap. Integrated oven, hob and stainless steel extractor fan over. Integrated dishwasher and space for Fridge/Freezer. Overhead lighting and kickboard spotlights. Tiled flooring.

## Conservatory

16'2" x 12'2" (4.93 x 3.73)

Tiled floor, UPVC windows and patio doors leading to garden. Tiled flooring and overhead lighting.

## Bedroom4/Study

11'7" x 7'11" (3.54 x 2.42)

With front facing UPVC window. Overhead light radiator and built in wardrobe.

## Utility Room

Wall cupboards, base cupboards housing washing machine and dryer. Co-ordinating worktop and tiled splashback.

## Cloakroom

WC and handbasin.

## Main Bedroom

14'2" x 13'5" (4.33 x 4.11)

UPVC window overlooking the front of the property. Overhead light, radiator and fitted wardrobe.

## En Suite

6'7" x 5'7" (2.02 x 1.71)

Frosted UPVC window overlooking the rear. Shower, hand basin and WC. Touch mirror, tiled throughout, spotlights, radiator and heated towel rail.

## Bedroom 2

11'1" x 10'10" (3.4 x 3.32)

Rear facing UPVC window, overhead light and radiator.

## Bedroom 3

24'7" x 8'0" (7.51 x 2.46)

Front and rear facing UPVC windows, overhead light and radiator.

## Bathroom

7'3" x 6'4" (2.22 x 1.95)

3 piece bathroom suite with glass shower screen fully tiled walls and feature border, overhead lighting, laminate flooring and frosted UPVC front facing window.

## Outside

At the front there is a blocked paved driveway with a lawn, mature borders and gated access on both sides to the side/rear of the property.

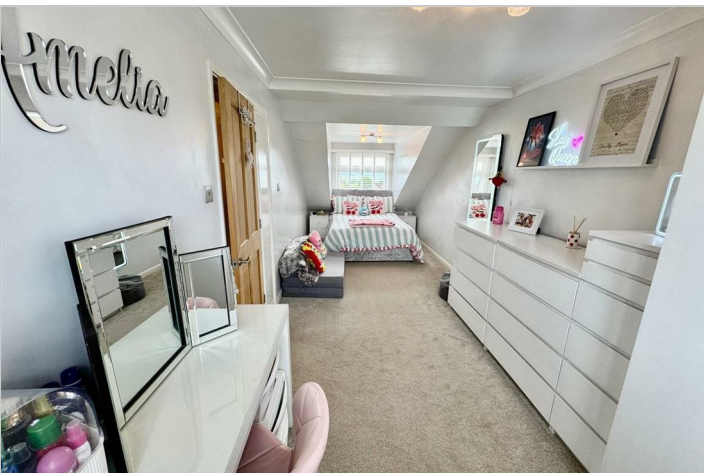
To the rear of the property, there is an enclosed garden with hard landscaped patio area, lawn and decked seating area. Outside lighting, storage unit with power and log store. Views over the open countryside.

## Directions

What Three Words  
cyber.loosens.walkway

Tel: 01723 350077



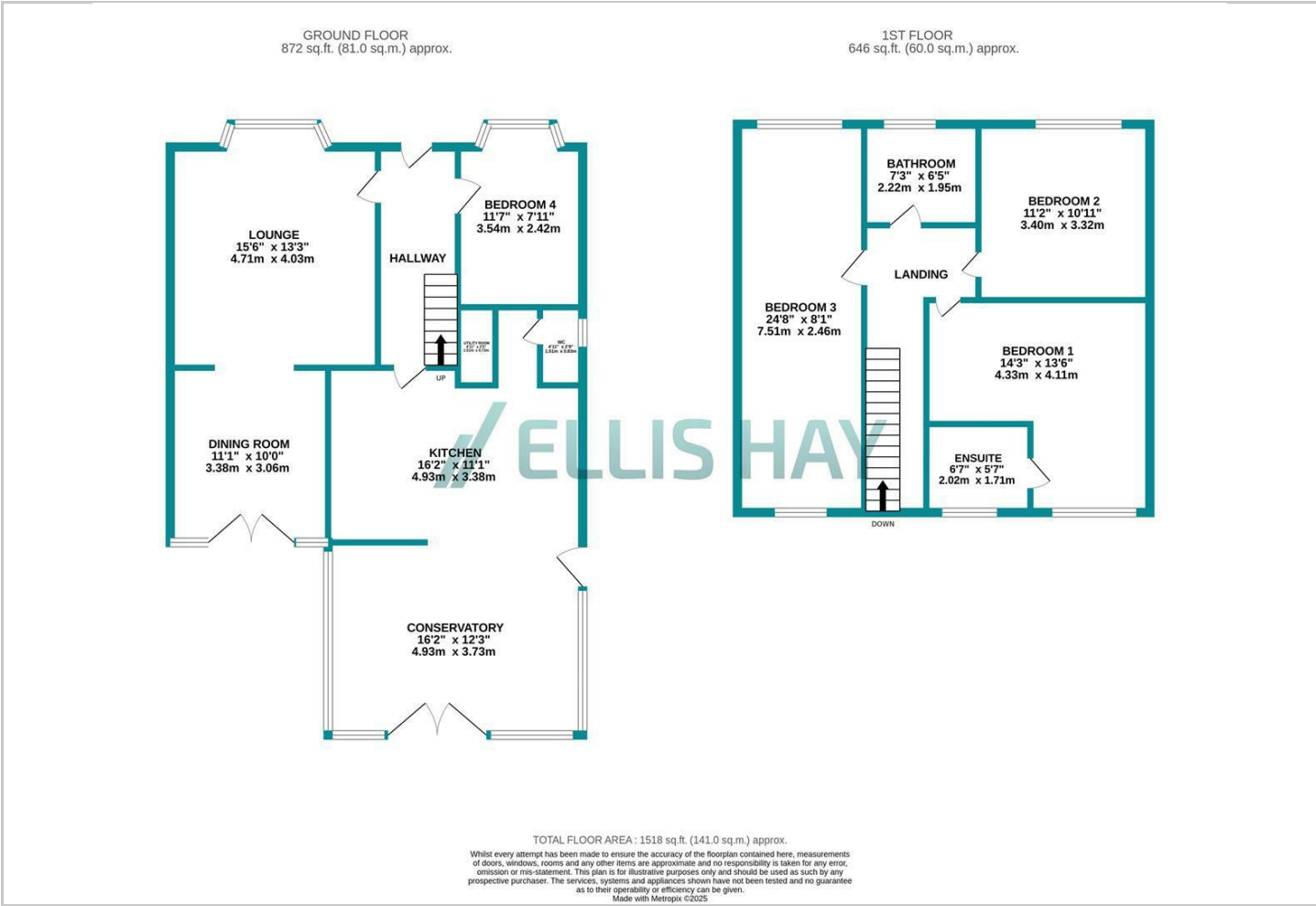




## Hybrid Map



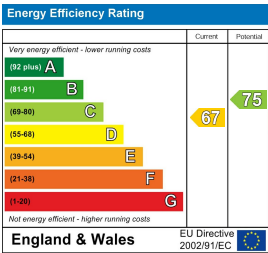
## Floor Plan



## 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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