



Ploughman Road, Scarborough

Offers In Excess Of £335,000



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DESCRIPTION

Discover this exceptional four-bedroom detached residence, offering contemporary design, generous proportions, and breathtaking open-field views to the rear. Beautifully presented and finished to a high standard, this home perfectly combines comfort and functionality – making it an outstanding choice for modern family living.

The ground floor welcomes you with a bright, airy living room, ideal for both relaxation and entertaining. The heart of the home is the stunning kitchen-diner with ample space for family gatherings. The ground floor is completed by a convenient downstairs WC.

Upstairs, four well-proportioned double bedrooms provide space for everyone, including an impressive master suite complete with its own ensuite shower room. A well-appointed family bathroom serves the remaining bedrooms.

Outside, the private rear garden is a true retreat, featuring two decked seating areas perfect for soaking up the views or hosting summer gatherings. To the front, a driveway and integral garage provide ample off-road parking and practical storage.

East Ayton is a picturesque village in North Yorkshire, just west of Scarborough, set on the east bank of the River Derwent opposite West Ayton. The village offers a range of amenities including local shops, a primary school, and cosy pubs such as Ye Olde Forge Valley Inn and The Denison Arms, along with a hotel, a fish and chip shop, and a village hall hosting community events. Nestled beside the scenic Forge Valley's ancient woodlands, East Ayton blends rich heritage with a welcoming rural atmosphere.

This property is not one to miss call the office to arrange a viewing!







Ground Floor



Floor 1

HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾
1444 ft²
134.1 m²

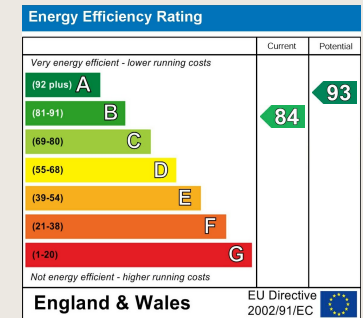
⁽¹⁾ Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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