



Ploughman Road, East Ayton, Scarborough, YO13 9BW

- Four bedroom detached family home
- Driveway providing off-road parking and Garage
- East Ayton Location
- Spacious kitchen/diner overlooking the rear garden
- Open Field Views
- Master Bedroom with Ensuite Shower Room

£310,000



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DESCRIPTION

Hunters are delighted to bring to the market this well-presented four-bedroom detached home, situated within the highly sought-after village of East Ayton and enjoying attractive open field views to the rear. Offering spacious and well-balanced accommodation throughout, the property provides an ideal setting for modern living.

The ground floor comprises a welcoming lounge to the front of the property, creating a comfortable space to relax, while to the rear there is a modern kitchen/diner with ample space for family dining and direct access to the garden, perfect for entertaining or everyday living. A convenient downstairs WC completes the ground floor layout. To the first floor, the property offers four well-proportioned bedrooms, including a generous master bedroom with en-suite shower room, alongside a modern family bathroom.

Externally, the home benefits from a private driveway providing off-road parking, a garage offering additional storage or secure parking, and a lawned rear garden that backs onto open fields, creating a peaceful outdoor space ideal for relaxing or entertaining.

Located in the popular village of East Ayton, the property is well positioned for access to a range of local amenities, well-regarded schools, scenic countryside walks, and convenient transport links into Scarborough and the surrounding areas.

Early viewing is highly recommended to fully appreciate the space, setting, and attractive open views this wonderful home has to offer.



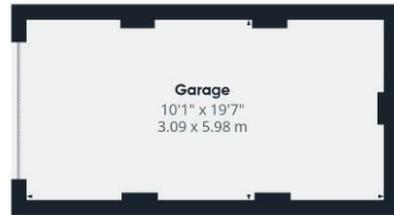




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1239 ft²
115.2 m²

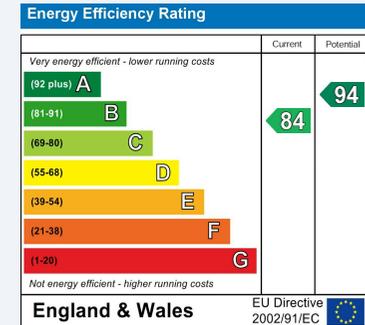
(1) Excluding balconies and terraces

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.

Viewings

Please contact scarborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



33 Huntriss Row, Scarborough, YO11 2ED
Tel: 01723 336760 Email: scarborough@hunters.com <https://www.hunters.com>

