



colin ellis

## Meadow Dene, Scarborough, YO13 9EL

Colin Ellis are pleased to bring to the market this immaculate FIVE BEDROOM EXECUTIVE HOME located in the village of East Ayton. Comprising of an OPEN PLAN KITCHEN DINER, CINEMA ROOM, TWO MASTER BEDROOM SUITES, three further bedrooms and a DOUBLE GARAGE. The property also benefits from a good sized garden with a large patio which would make a fantastic entertaining space. Nestled in a cul de sac and close to local amenities and on the edge of The National Park and offered with NO ONWARD CHAIN this property is well worth viewing.

Guide Price £610,000



## ENTRANCE

Composite double glazed front door into hallway.

## HALLWAY

5.45 x 2.35 (17'10" x 7'8")

uPVC double glazed window with fitted blind, inset ceiling spotlights, under stairs storage, slate floor with under floor heating, secret door to cinema room and stairs to first floor.

## LIVING ROOM

6.41 x 4.10 (21'0" x 13'5")

uPVC double glazed window, double glazed bi-folding doors with fitted blinds, inset ceiling spotlights, inset ceiling speakers, log burner, inglenook fireplace and wood flooring with under floor heating.

## CINEMA ROOM

5.60 x 4.43 (18'4" x 14'6")

Three uPVC double glazed windows with fitted blinds and automated black out blinds, inset ceiling spotlights and under floor heating.

## KITCHEN DINER

8.95 x 3.90 (29'4" x 12'9")

Slate floor with underfloor heating, inset ceiling spotlights, inset ceiling speakers, bi-folding doors out onto patio area, fitted shaker style kitchen with range cooker, cooker hood and extractor, space for fridge freezer, built in dishwasher, built in wine cooler, Belfast sink, quartz worktop and splash back, uPVC double glazed window with fitted blind, breakfast bar and three ceiling lights.

## UTILITY ROOM

2.34 x 2.29 (7'8" x 7'6")

Space for washing machine, stainless steel sink, quartz worktop and splash back, inset ceiling spotlights, extractor fan, fitted units, slate floor with underfloor heating, cupboard housing heat source pump boiler and water heater and composite door.

## WC

2.14 x 0.98 (7'0" x 3'2")

WC, hand basin with vanity unit, tiled splash back, inset ceiling spotlight, extractor fan and slate floor with under floor heating.

## FIRST FLOOR LANDING

uPVC double glazed window with fitted blind, loft access, linen cupboard, inset ceiling spotlights and five ceiling lights.

## MASTER BEDROOM ONE

4.43 x 3.10 (14'6" x 10'2")

uPVC double glazed window with fitted blind and black out blind, radiator and inset ceiling spotlights.

## WALK IN WARDROBE

2.46 x 2.11 (8'0" x 6'11")

Radiator, inset ceiling spotlights and built in wardrobe space.



## EN-SUITE

2.15 x 2.35 (7'0" x 7'8")

uPVC double glazed frosted window, walk in shower with rainfall head, extractor fan, inset ceiling spotlights, WC, heated towel rail, tandem sink and LED illuminated anti fog mirror.

## MASTER BEDROOM TWO

3.55 x 4.03 (11'7" x 13'2")

uPVC double glazed window with fitted blind and black out blind, radiator and inset ceiling spotlights.

## WALK IN WARDROBE

2.30 x 2.15 (7'6" x 7'0")

Dressing area, radiator, built in wardrobe space and inset ceiling spotlights.

## EN-SUITE

2.21 x 2.15 (7'3" x 7'0")

uPVC double glazed frosted window, walk in shower with rainfall head, WC, tandem sink, extractor fan, inset ceiling spotlights, heated towel rail and LED illuminated anti fog mirror.

## BEDROOM THREE

3.46 x 3.0 (11'4" x 9'10")

uPVC double glazed window with fitted blind and black out blind, radiator and inset ceiling spotlights.

## BEDROOM FOUR

3.47 x 3.0 (11'4" x 9'10")

uPVC double glazed window with fitted blind and black out blind, radiator and inset ceiling spotlights.

## BEDROOM FIVE

4.14 x 3.28 (13'6" x 10'9")

uPVC double glazed window with fitted blind and black out blind, radiator and inset ceiling spotlights.

## BATHROOM

3.0 x 2.35 (9'10" x 7'8")

uPVC double glazed frosted window, extractor fan, inset ceiling spotlights, roll top bath, walk in shower with rainfall head, sink with vanity unit, WC, heated towel rail and LED illuminated anti fog mirror.

## OUTSIDE

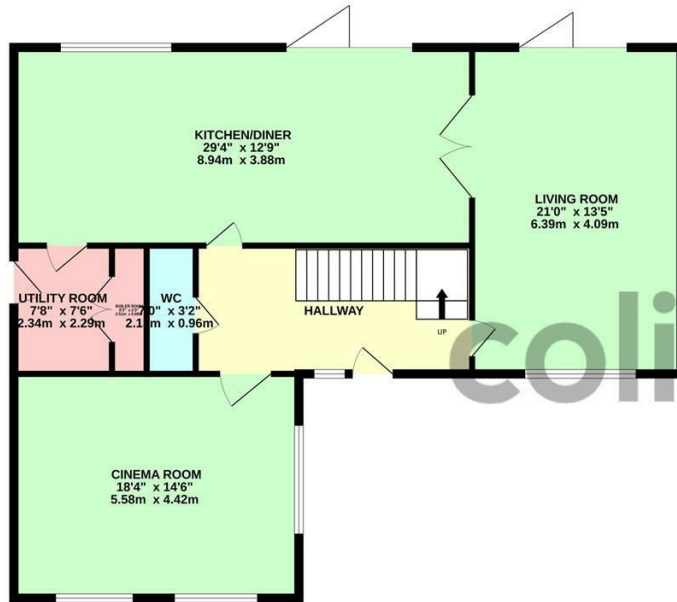
To the front is a lawned garden with a path leading to the front door. To the side is a driveway with parking for multiple cars leading to a double garage with electric doors. To the rear is a lawned garden enclosed by fencing and a large patio area for outside dining.

## ADDITIONAL INFORMATION

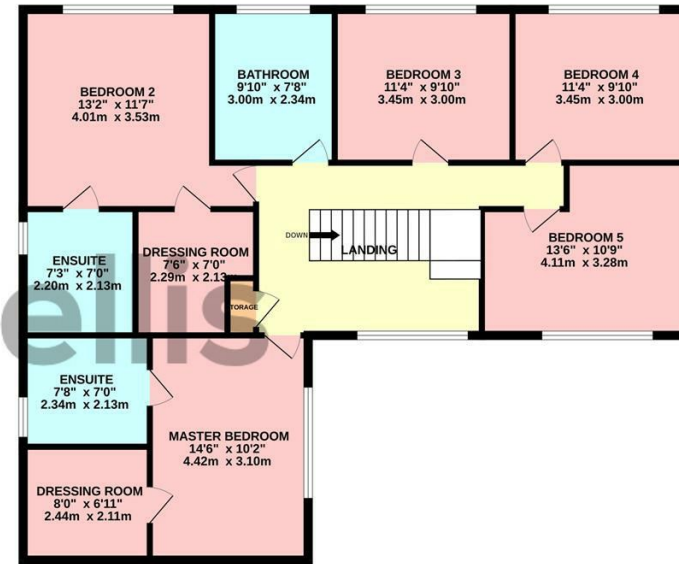
The property comes with an alarm system, HD CCTV system, underfloor heating throughout the ground floor and built in speakers to the ground floor.



GROUND FLOOR



1ST FLOOR



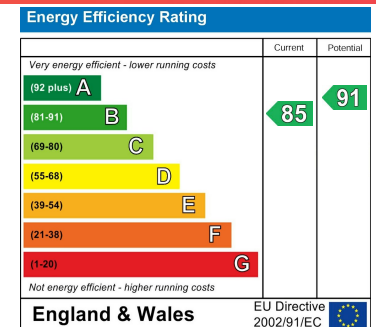
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Meadow Dene - 18579643

Council Tax Band - F

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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