

**Byefield grove, East Ayton,
Guide Price £220,000**



**Modern, TWO DOUBLE BEDROOM DETACHED BUNGALOW, Ayton,
Large Lounge, Bifold Doors to Private Rear Garden & Hot Tub. Lawn,
Decking. Large Kitchen & Dining, Stylish Kitchen and Modern Bathroom,
Double Glazing, Central Heating, Combi Boiler, Detached Garage, Driveway,
No Onward Chain.**



Entrance Hall

UPVC double glazed window to the side aspect, UPVC double glazed door to the side aspect, stairs to the first floor landing.

Lounge 6.00m x 3.20m (19'8" x 10'6")

UPVC double glazed window to the front aspect, wall mounted electric plasma fire, Tv point, radiator and power points.

Kitchen/ Diner 6.00m x 4.40m (19'8" x 14'5")

UPVC double glazed window to the rear aspect, Double glazed Bi folding doors to the rear aspect, leading to the rear garden. Range of wall and base units with butcher style work surface, circle stainless steel sink and drainer, integrated electric oven with four ring gas hob, extractor hood, space for washing machine, space for American style fridge freezer, under stairs cupboard, tiled flooring, TV point, radiator and power points.

First Floor Landing.

Bedroom 6.00m x 3.20m (19'8" x 10'6")

UPVC double glazed window to the front aspect, TV point, radiator and power points.

Bathroom

UPVC double glazed window to the side aspect, white three piece suite comprising of low flush WC, vanity wash hand basin, P shaped bath with shower over, chrome towel rail.

Bedroom 6.00m x 3.20m (19'8" x 10'6")

UPVC double glazed window to the rear aspect, radiator, power points, gas combi boiler.

DISCLAIMER

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.

External

Garage

Brick built with up and over door, power points and light.

Rear Garden

Private and enclosed rear garden, with lawn area, decking area and HOT TUB, Outside tap, outside light.

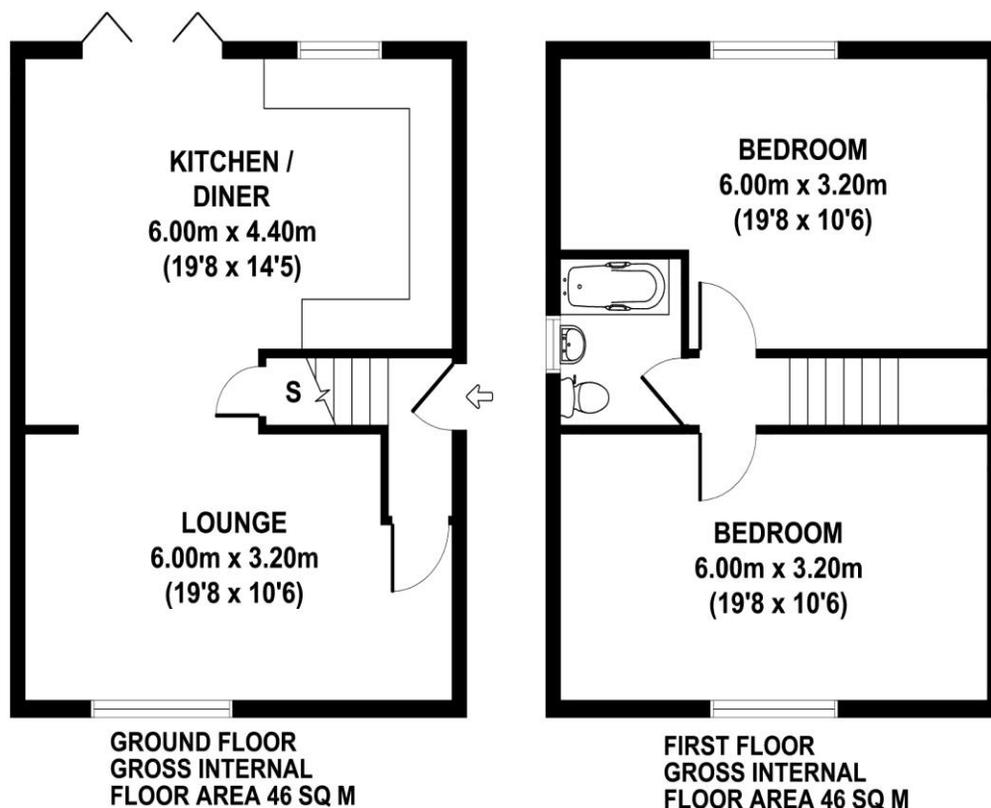
Front

Laid to lawn at the front with gravelled borders, block paved driveway to the side with ample of street parking for numerous vehicles, leading to the garage.

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Floor Plan



BYEFIELD GROVE

APPROX. GROSS INTERNAL FLOOR AREA 92 SQ M / 990 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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