



colin ellis

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Meadow Dene, Scarborough, YO13 9EL

Welcome to Croft House, a stunning five-bedroom detached executive residence situated in the highly sought-after village of East Ayton. Combining modern energy-efficient technology with elegant design and premium finishes, this home offers the perfect balance of luxury, comfort and sustainability.

Set within the exclusive Meadow Dene development, the property enjoys gardens and a detached double garage, all within a village setting.

Guide Price £565,000

5

3

2

B

** PROPERTY DESCRIPTION **

GROUND FLOOR

Step into a bright and welcoming entrance hall that flows seamlessly through this beautifully presented home. The spacious living room features oak flooring, contemporary décor and large windows, creating a light-filled, relaxing environment.

The showpiece of the property is the open-plan kitchen, dining and family area, offering a real "wow" factor. Highlights include:

- Bespoke two-tone cabinetry and quartz work surfaces
- Expansive bi-folding doors opening to the sunny rear garden

A snug/home office, utility room, and guest WC complete the ground floor layout.

FIRST FLOOR

The airy landing leads to five generously sized bedrooms, all finished to a high standard. The principal suite enjoys a stylish en-suite shower room, while a second double bedroom also benefits from a private en-suite.

A luxurious family bathroom serves the remaining bedrooms, featuring:

- A freestanding bath
- Walk-in shower
- Chrome towel rail and contemporary tiling

ENERGY EFFICIENCY & COMFORT

Designed with sustainability in mind, Croft House benefits from an Air Source Heat Pump heating system, providing efficient, low-carbon heating and hot water all year round. This modern system, combined with double glazing, ensures reduced running costs and a comfortable living environment.

OUTSIDE

A block-paved driveway offers ample parking and leads to a detached double garage with twin doors. The rear garden is mainly laid to lawn with a patio for outdoor dining and entertaining.



LOCATION

Situated in Meadow Dene, a select cul-de-sac in East Ayton, this home offers the perfect blend of village charm and accessibility. The village provides:

- A post office, convenience store and two welcoming pubs
- Highly regarded primary school
- Scenic countryside walks nearby
- Doctors & dentist

Just a short drive from Scarborough, Pickering, and the North York Moors National Park, East Ayton offers excellent transport links and a strong community atmosphere.

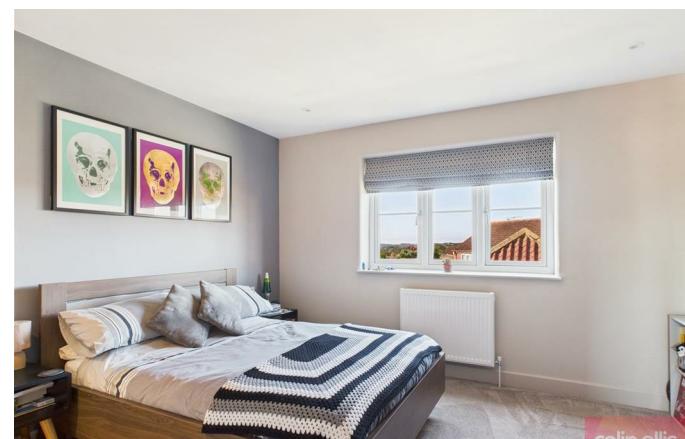
LIVING ROOM

5.34 x 3.76 (17'6" x 12'4")



KITCHEN/DINER

3.40 x 10.68 (11'1" x 35'0")



SNUG/OFFICE

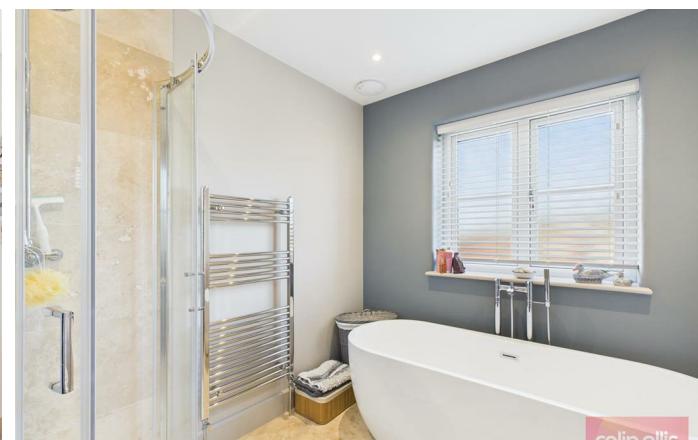
3.44 x 3.98 (11'3" x 13'0")

UTILITY

1.76 x 2.01 (5'9" x 6'7")

WC

1.76 x 1.05 (5'9" x 3'5")



BEDROOM

4.79 x 4.04 (15'8" x 13'3")

EN SUITE

2.48 x 1.42 (8'1" x 4'7")

BEDROOM

2.93 x 3.81 (9'7" x 12'5")

EN SUITE

1.65 x 1.78 (5'4" x 5'10")

BEDROOM

4.03 x 3.11 (13'2" x 10'2")

BEDROOM

2.70 x 4.01 (8'10" x 13'1")

BEDROOM

3.24 x 3.19 (10'7" x 10'5")

BATHROOM

2.45 x 2.47 (8'0" x 8'1")



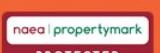
Meadow Dene - 18747696

Council Tax Band - F

Tenure - Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	92	
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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