

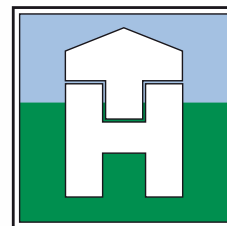


The Paddock

EAST AYTON, SCARBOROUGH

Five modern 3 bedroom dormer bungalows with garages

www.thompsonhomes.co.uk



**THOMPSON
HOMES**
(YORKSHIRE) LIMITED



Registered developer

The Paddock

Racecourse Road, East Ayton, Scarborough

- A new development of five modern 3 bedroom dormer bungalows with garages.
- Well proportioned family homes with gardens to front and rear.
- Accessed by private road exclusive to this development.
- Close to village amenities with open countryside within a few minutes drive.
- Easy walking distance to access the main bus route.



Room Sizes

Room Sizes * (the sizes are for approx guide only and may vary. In irregular-shaped rooms, max room dimensions are given. Please note that the upper floor has sloping ceilings)

PLOTS 1,2 & 3	METRIC	IMPERIAL	PLOT 4	METRIC	IMPERIAL	PLOT 5	METRIC	IMPERIAL
Lounge	3.6 x 7.4	11'9" x 24'3"	Lounge	7.4 x 3.7	24'3" x 12'1"	Lounge	4.6 x 5.8	15'1" x 19'
Kitchen	4.8 x 2.9	15'8" x 9'6"	Dining Kitchen	7.4 x 4.0	24'3" x 13'1"	Dining Kitchen	7.4 x 4.0	24'3" x 13'1"
Garage (incl. Utility)	3.6 x 5.4	11'9" x 17'8"	Laundry	1.5 x 2.1	4'11" x 6'10"	Cloaks/WC	0.9 x 2.0	2'11" x 6'6"
Cloaks/WC	0.9 x 1.7	2'11" x 5'6"	Cloaks/WC	2.3 x 1.0	7'6" x 3'3"	Master Bedroom	4.2 x 4.6	13'9" x 15'1"
Master Bedroom	4.4 x 5.6	14'5" x 18'4"	Master Bedroom	4.9 x 3.1	16' x 10'2"	En suite	2.9 x 1.0	9'6" x 3'3"
En suite	3.2 x 2.6	10'5" x 8'6"	En suite	1.9 x 3.1	6'2" x 10'2"	Bedroom 2	4.0 x 3.1	13'1" x 10'2"
Bedroom 2	4.3 x 5.6	14'1" x 18'4"	Bedroom 2	4.2 x 3.5	13'9" x 11'5"	Bedroom 3	3.1 x 3.1	10'2" x 10'2"
Bedroom 3	3.2 x 3.9	10'5" x 12'9"	Bedroom 3	3.0 x 3.5	9'10" x 11'5"	Bathroom	2.9 x 4.6	9'6" x 15'1"
Bathroom	2.9 x 2.1	9'6" x 6'10"	Bathroom	3.0 x 2.1	9'10" x 6'10"	Garage	3.6 x 5.0	11'9" x 16'4"
			Garage	3.6 x 5.0	11'9" x 16'4"			

Specifications

Hall

- Pendant light fitting(s)
- Electric point
- Smoke detector

Lounge

- Pendant light fitting(s)
- Numerous electric points
- TV point
- Telephone point

Dining/Kitchen

- Modern quality fitted kitchen with laminate worktops includes fan-assisted electric oven, gas hob, chimney extract, integrated fridge/freezer and integrated full size dishwasher.
- Halogen or similar lighting
- Multiple electric points
- Heat detector

Utility/Laundry Area (Plots 1,2 & 3 Only)

- Modern laminate worktop, stainless steel sink, base unit(s) with fully integrated automatic washing machine, space for additional under-counter fridge/freezer(s), Gas Combi-boiler and matching wall units.
- Electric consumer unit.
- Multiple electric points.
- Halogen lighting
- Extractor

Integral Garage (Plots 1,2 & 3 Only)

- Electrically operated garage door
- Appropriate lighting
- Multiple electric points
- Tap for hose pipe

Detached Garage (Plots 4 & 5 Only)

- Electrically operated garage door
- Appropriate lighting
- Multiple electric points

Laundry (Plot 4 Only)

- Modern laminate worktop.
- Fully integrated automatic washing machine.
- Space under counter for tumble dryer or additional refrigerator/freezer.

Bedroom 1

- Pendant light fitting
- Numerous electric points
- TV point
- Telephone point

En Suite

- Contemporary white washbasin and soft-close WC.
- Modern shower cubicle.
- Chrome towel warmer.
- Fully tiled walls and floors
- Halogen or similar lighting

Bedroom 2

- Pendant light fitting
- Numerous electric points
- TV point

Bedroom 3

- Pendant light fitting
- Numerous electric points
- TV point

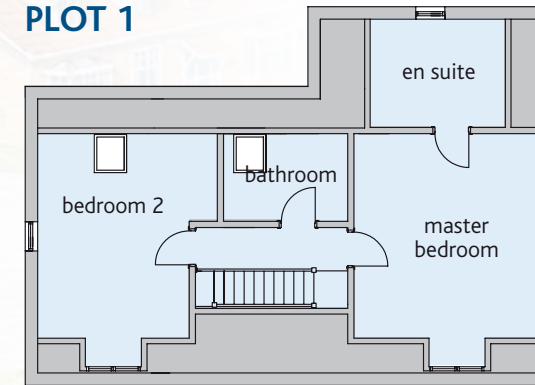
Bathroom

- Modern white bathroom suite with over-bath shower and glass screen.
- Soft-close WC.
- Chrome towel warmer.
- Fully tiled walls and floors
- Halogen or similar lighting

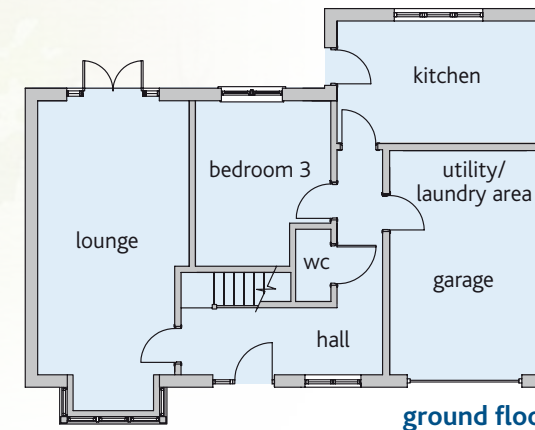
General

- All plots have outside tap
- Gas boiler central heating with a conventional radiator system
- All windows to be uPVC double glazed units

PLOT 1

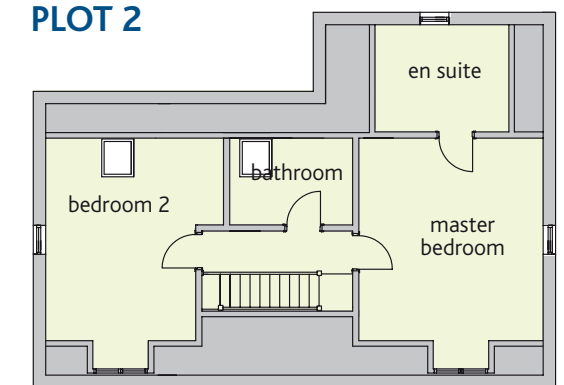


first floor

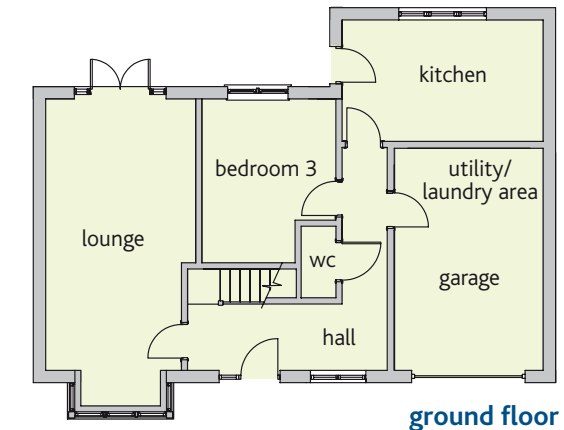


ground floor

PLOT 2

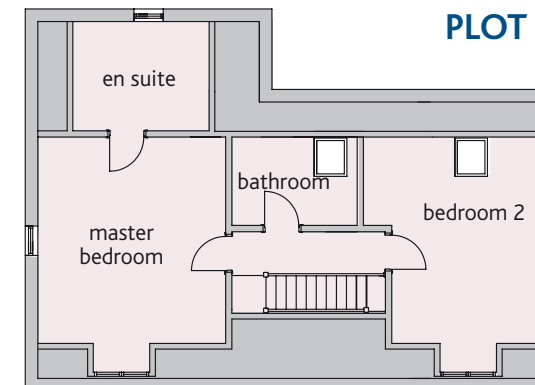


first floor

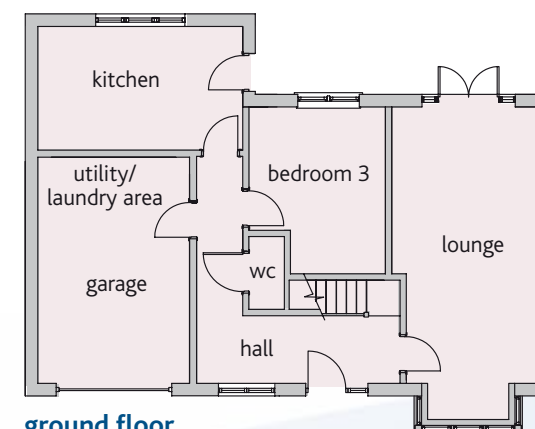


ground floor

PLOT 3

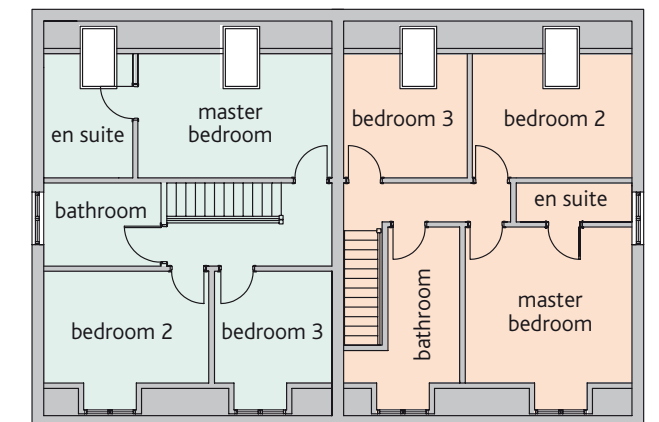


first floor

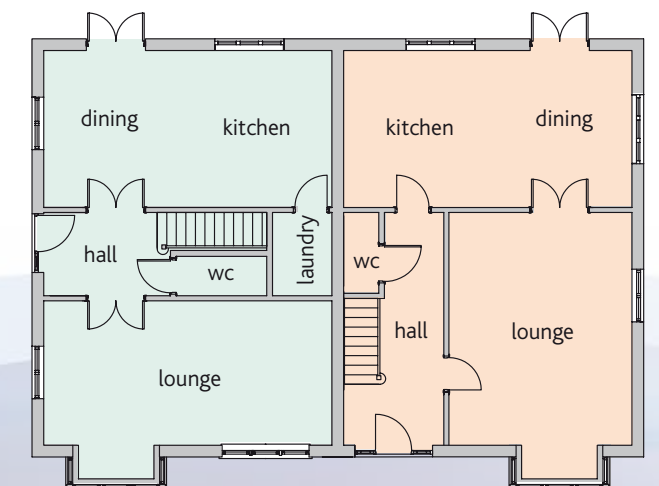


ground floor

PLOT 4

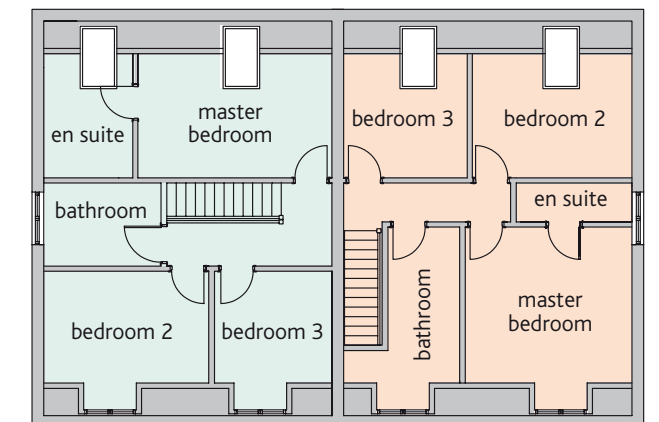


first floor

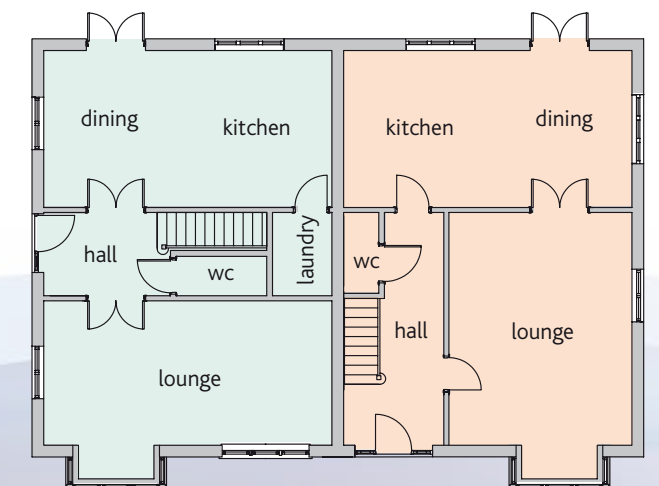


ground floor

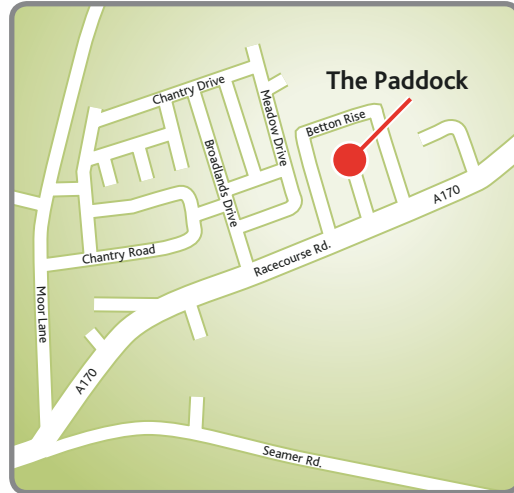
PLOT 5



first floor



Renowned for building Quality Homes on the Yorkshire Coast



ALSO DEVELOPING SITES AT

West Parade Road,
Scarborough
Harvest Way, Scarborough

Holbeck Hill, Scarborough
King Street, Scarborough
Murray Street, Filey
High Street, Snainton

Southdene, Filey
Bowling Green Lane,
Hunmanby

Please telephone our office to be added to our priority mailing list. **01723 870345**

Thompson Property

Residential • Commercial • Industrial

www.thompsonproperty.co.uk

Our extensive property rental portfolio is based generally in the Scarborough area and within a 10 mile radius of the town centre. The majority of our rental stock has been built within the last 10 years by Thompson Homes and boasts good levels of energy efficiency as well as being well maintained to modern standards. We have Domestic Residences, Industrial and Commercial Lettings.

For up-to-date information visit our website www.thompsonproperty.co.uk

Or alternatively email us on info@thompsonproperty.co.uk or telephone **(01723) 870345**



Beacon Works, Barmoor Lane, Scalby, Scarborough
North Yorkshire YO13 0PQ

Tel: 01723 870345
enquiries@thompsonhomes.co.uk

www.thompsonhomes.co.uk

