



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





£330,000

9 FENTON DRIVE, WEST AYTON, SCARBOROUGH, YO13 9GY

- Detached House
 - Four Bedrooms
 - Principle En Suite
 - NHBC Warranty Until 2028
- Stylish Four-Bedroom Detached Home in Scenic West Ayton. Blending modern finishes with thoughtful design, this home offers generous space, energy efficiency, and access to both coastal and rural attractions.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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TOTAL FLOOR AREA: 1500 sq.ft. (139.4 sq.m.) approx.
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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Property Description

A bright and spacious kitchen-diner forms the heart of the home, featuring high-spec integrated appliances, sleek worktops, and French doors opening onto the garden - perfect for entertaining or family meals. A separate living room provides a cosy retreat, with large windows bringing in plenty of natural light and offering a relaxing space to unwind. Four well-proportioned bedrooms upstairs make room for growing families, guests, or a dedicated home office. The principal bedroom includes a modern en-suite bathroom for added privacy. Private rear gardens ideal for al fresco dining, driveway and garage to the outside.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
18' 9" x 11' 3" (5.72m x 3.43m)

KITCHEN/DINER
26' x 10' 6" (7.92m x 3.2m)

UTILITY ROOM
8' x 5' 9" (2.44m x 1.75m)

STUDY
8' 10" x 7' 10" (2.69m x 2.39m)

WC

FIRST FLOOR

LANDING

MASTER BEDROOM
14' 8" x 11' (4.47m x 3.35m)
ENSUITE

BEDROOM
12' x 11' 6" (3.66m x 3.51m)

BEDROOM
12' 11" x 9' 1" (3.94m x 2.77m)

BEDROOM
11' 2" x 9' 6" (3.4m x 2.9m)

BATHROOM

OUTSIDE

GARDENS

GARAGE
16' 9" x 9' 2" (5.11m x 2.79m)