

The pastures, Cayton  
Guide Price £280,000



IMMACULATE FOUR BEDROOM DETACHED~~TWO BATHROOMS, BOTH RECENTLY FITTED~~VERY SMART RECENT KITCHEN~~INTEGRATED APPLIANCES~~LARGE LOUNGE , NEW GAS FIRE 2020~~NEW COMBI BOILER 2018 UNDER GUARANTEE~~CONSERVATORY~~DOUBLE GLAZING - CENTRAL HEATING~~PRIVATE LEVEL GARDENS, PATIO, SUMMER HOUSE~~GARAGE + DRIVEWAY OFF ROAD PARKING~~READY TO WALK INTO , ENJOY.

## **Porch**

UPVC double glazed windows to the front aspect, UPVC double glazed double doors to the front, tiled flooring and light.

## **Entrance Hall**

UPVC double glazed door to the front aspect, radiator, power point, stairs to the first floor landing, understairs storage cupboard housing the fuse box.

## **Shower Room 2.20m x 1.70m - 7'3" x 5'7"**

UPVC double glazed window to the front aspect, modern white three piece suite comprising of low flush WC, free standing wash hand basin, corner shower cubicle, extractor fan, tiled flooring, chrome heated towel rail.

## **Kitchen 3.50m x 2.60m - 11'6" x 8'8"**

UPVC double glazed window to the front aspect, range of shaker style wall and base units with roll top work surface, stainless steel sink and drainer, Bosch electric double oven with four ring gas hob, extractor hood, integrated washing machine, integrated Neff dishwasher, integrated under the counter fridge and freezer, tiled flooring, power points.

## **Lounge 5.90m x 4.0m - 19'3" x 13'0"**

UPVC double glazed window and UPVC double glazed patio doors to the rear aspect, leading to the conservatory, feature fireplace with gas coal effect fire installed in 2020, TV point, radiator and power points.

## **Conservatory 2.90m x 2.80m - 9'7" x 9'0"**

UPVC double glazed windows to all sides, UPVC double glazed French Doors to the side aspect, leading to the rear garden, vertical radiator, TV point, power points, tiled flooring.

## **First Floor Landing**

Power point, loft access.

### **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.

**Bedroom** 3.50m x 2.60m - 11'6" x 8'8"

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

**Bedroom** 4.00m x 2.60m - 13'0" x 8'8"

UPVC double glazed window to the rear aspect, fitted wardrobes, TV point, radiator and power points.

**Bedroom** 3.20m x 3.10m x 10'7" x 10'1"

UPVC double glazed window to the rear aspect, floor to ceiling storage cupboard, radiator and power points, Currently used as an office.

**Bedroom**

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

**Bathroom** 3.20m x 1.70m - 10'7" x 5'7"

UPVC double glazed window to the front aspect, modern white three piece suite comprising of low flush WC, wash hand basin, bath with electric shower over, extractor fan, chrome heated towel rail, tiled flooring.

**Garage** 5.30m x 2.90m - 17'3" x 9'5"

Brick built with up and over door to the front, UPVC double glazed personnel door to the rear, housing the Worcester combi boiler, power points and light.

**Rear Garden**

Private rear garden with patio areas, lawn area, side gated access to the front garden, garden to the side laid to lawn with Summer House.

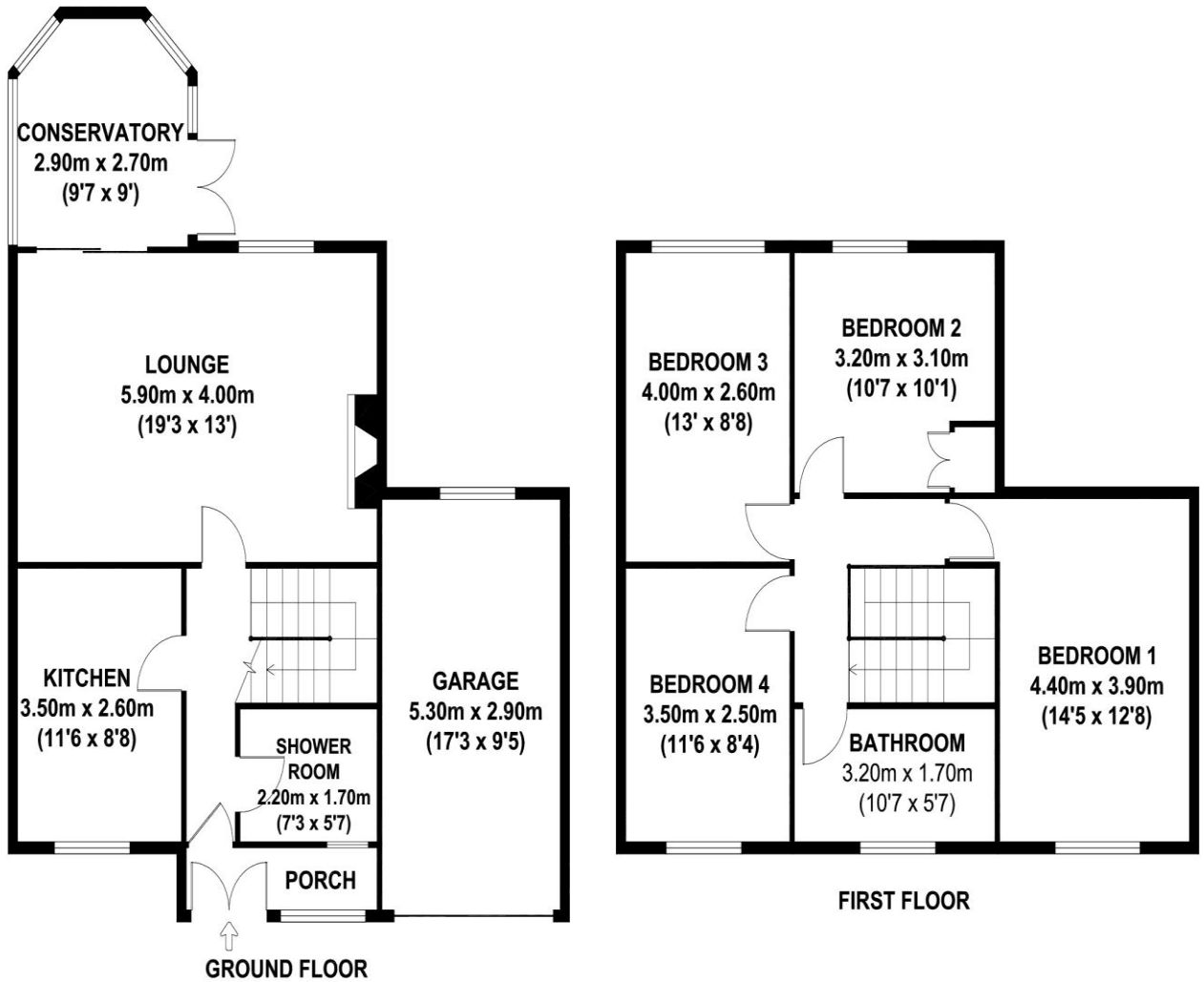
**Front Garden**

Front garden laid to lawn with mature bush and hedge borders, a small decking area, driveway to the side leading to the garage with off street parking for a car.

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# Floor Plan



## THE PASTURES CAYTON

APPROX. GROSS INTERNAL FLOOR AREA 1844 SQ FT / 175 SQ M

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE