

Cawthorne Crescent, Filey
Offers Over £300,000



**THREE DBL BEDROOM DETACHED BUNGALOW~~LARGE
LOUNGE+DINING ROOM~~CONSERVATORY~~MODERN
KITCHEN~~FAMILY BATHROOM~~NEW BOILER
2021+GUARANTEE~~CENTRAL HEATING/DOUBLE
GLAZING~~GARAGE+DRIVEWAY PARKING~~LOW MAINTENANCE
GARDENS.**

Porch

UPVC double glazed door to the side aspect, fitted sliding storage cupboards, door to the Entrance Hall.

Entrance Hall

Window to the side aspect, radiator, power points, access to the lounge, bedroom and inner hallway.

Lounge 5.20m x 3.40m - 17'1" x 11'2"

UPVC double glazed window to the front aspect, feature fireplace with gas coal effect fire, TV point, radiator and power points, bifolding doors leading to the dining room.

Dining Room

UPVC double glazed window to the rear aspect, radiator and power points.

Kitchen 3.45m x 2.77m - 11'4" x 9'1"

UPVC double glazed window and UPVC double glazed door to the rear aspect, giving access to the rear garden, range of wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven and four ring induction hob, extractor hood, space for washing machine, space for under the counter fridge, radiator, power points, two storage cupboards, one is used as a pantry and the other storage cupboard houses the Baxi combi boiler.

Conservatory 3.75m x 2.45m - 12'4" x 8'0"

UPVC double glazed windows to the side aspects, UPVC double glazed French Doors to the rear giving access to the rear garden, power points and light.

DISCLAIMER

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Bedroom One 3.65m x 3.10m - 12'0" x 10'2"

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

Bedroom Two 3.35m x 3.10m - 11'0" x 10'2"

UPVC double glazed window to the side aspect, fitted sliding wardrobes, radiator and power points.

Bedroom Three 3.0m x 2.70m - 9'10" x 8'10"

UPVC double glazed window to the rear aspect, radiator and power points

Bathroom

UPVC double glazed window to the rear aspect, modern white three piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with shower over, radiator.

Garage 6.75m x 2.80m - 22'2" x 9'2"

Brick built garage with window to the side aspect, electric up and over door, power points and light.

Rear Garden

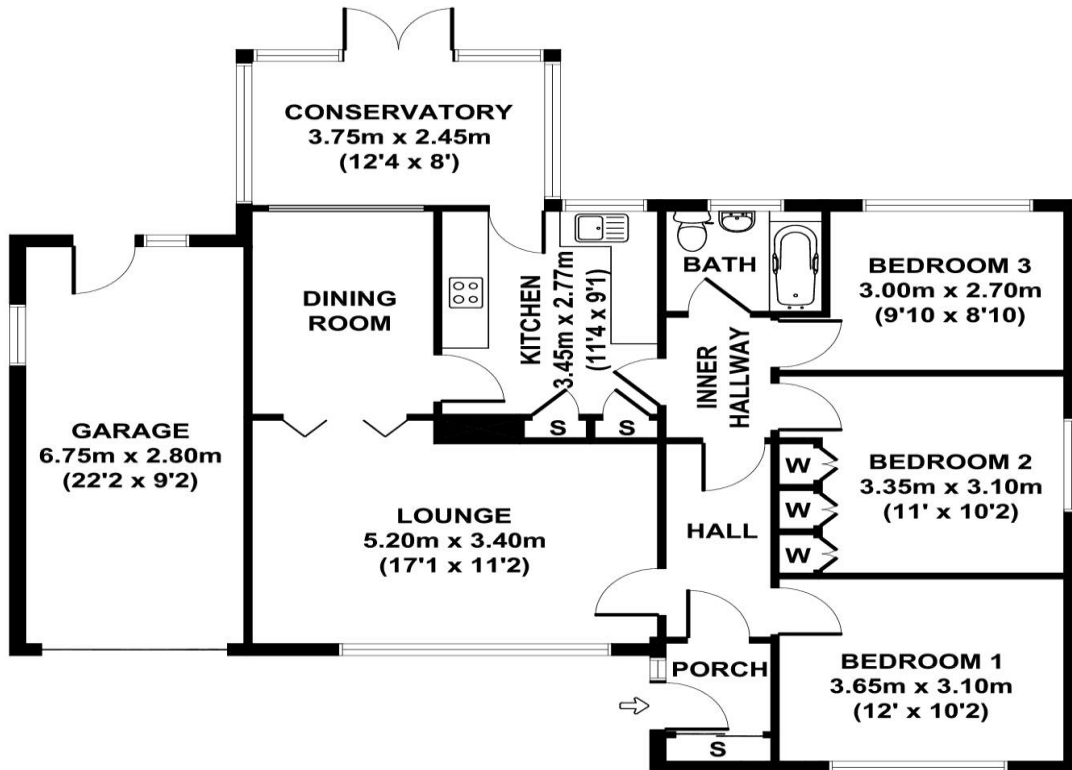
Side gated rear garden with lawned area and gravelled borders, patio area with flower borders, outside tap and wooden shed.

Front Garden

Front garden is laid to lawn with mature flower and bush borders, block paved driveway to the side leading to the garage with off street parking for two vehicles.

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CAWTHORNE CRESCENT

APPROX. GROSS INTERNAL FLOOR AREA 121 SQ M / 1312 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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