

Carr House Lane, Cayton
Guide Price £375,000



**SPACIOUS FOUR BEDROOM DORMER BUNGALOW~~LARGE LOUNGE~~LARGE
KITCHEN DINER~~TWO DOUBLE GROUND FLOOR BEDROOMS~~FAMILY
BATHROOM~~DOWNSTAIRS WC~~CENTRAL HEATING - DOUBLE
GLAZING~~GARDENS~~DRIVEWAY-GARAGE-EXTENSIVE OFF ROAD PARKING~~NO
ONWARD CHAIN.**

Porch

UPVC double glazed windows to the front and side aspect, UPVC double glazed door to the side, tiled flooring, door to the entrance hall.

Entrance Hall

Radiator, power points, Oak wooden flooring, stairs to bedroom three and bedroom four.

Lounge 6.00m x 4.50m - 19'9" x 14'11"

UPVC double glazed bay window to the front aspect and UPVC double glazed window to the side, feature stone fireplace with open fire, TV point, radiator and Oak wooden flooring.

Kitchen 3.90m x 2.40m - 12'10" x 7'11"

UPVC double glazed window to the rear aspect, door to the rear giving access to the utility room. Range of solid Pine base units with stainless steel sink and drainer, space for Leisure Rangemaster 110 with electric ovens and five ring gas hob, extractor hood, power points.

Dining Area 4.25m x 1.70m - 14'0" x 5'7"

UPVC double glazed windows to the front, rear and side aspects, radiator, power points and housing the Ideal combi boiler.

Utility

Windows to the rear and side aspect, door to the side aspect giving access to the mature South facing rear garden, plumbing for washing machine, space for tumble dryer, power points and light.

DISCLAIMER

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Bedroom One 4.00m x 4.00m - 13'2" x 13'2"

UPVC double bay window to the rear aspect overlooking the South facing rear garden, fitted sliding wardrobes, radiator and power points Oak wooden flooring.

Bedroom Two 4.00m x 3.85m - 13'2" x 12'8"

UPVC double glazed window to the front aspect, radiator, power points Oak wooden flooring. Currently used as a dining room.

WC

UPVC double glazed window to the rear aspect, low flush WC

Shower Room

UPVC double glazed window to the rear aspect white three piece suite comprising of low flush WC, wash hand basin, walk in double shower, radiator and chrome heated towel rail.

First Floor Landing

Access to bedroom Three, bedroom Four and the storage area.

Bedroom Three 3.00m x 3.00m - 9'11" x 9'11"

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

Bedroom Four 4.90m x 2.10m - 16'1" x 6'11"

Two Velux to the side aspect, eaves storage, power points and light.

Storage Area

Part boarded with light.

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Garage 5.80m x 2.75m - 19'1" x 9'0"

Brick built garage with up and over door to the front, personnel door to the rear, power points and light.

Rear Garden

Mature and well established rear garden laid to lawn with mature tree and bush borders, patio area, green house and shed, outside tap.

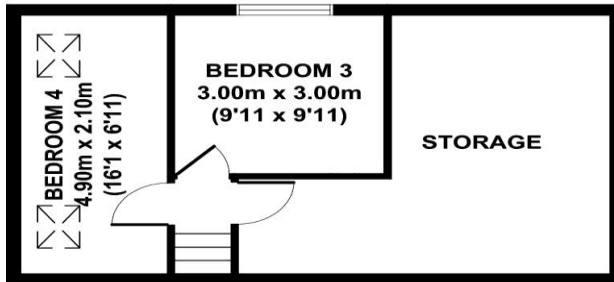
Front Garden

Mature front garden with tree borders, lawn area, block paved driveway to the side leading to the garage with ample off street parking for numerous vehicles including caravan or motorhome, further gravelled area can be used as a turning circle or for further parking.

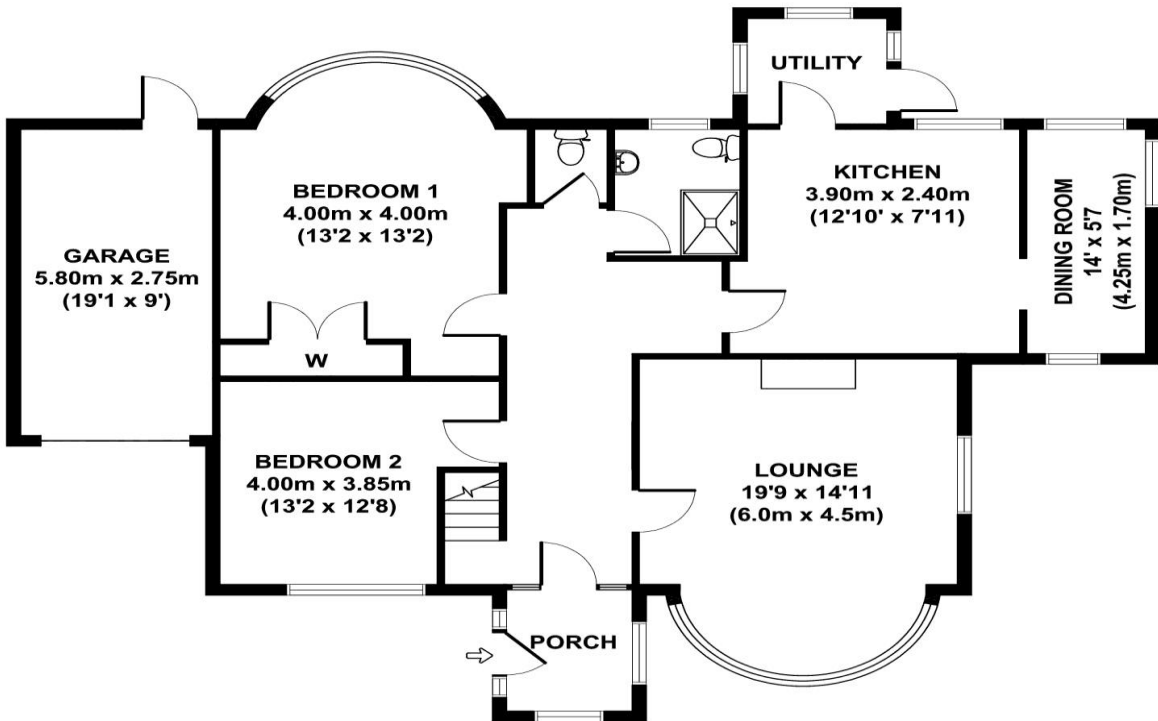
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Floor Plan



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 41 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 135 SQ M

CARR HOUSE LANE

APPROX. GROSS INTERNAL FLOOR AREA 177 SQ M / 1905 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