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CHARTERED SURVEYORS  
*For over 30 years*

**3 West Garth, Cayton**  
Offers in Region of £350,000



- SUBSTANTIAL, MODERN FOUR BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS, WELL EQUIPPED KITCHEN/DINER, UTILITY & STUDY
- DOWNSTAIRS WC, EN-SUITE TO MASTER & HOUSE BATHROOM
- ENERGY PERFORMANCE BAND B WITH ADDED BENEFIT OF SOLAR PANELS WITH BATTERY
- OFF-STREET PARKING, DOUBLE GARAGE & ENCLOSED LAWNED GARDENS WITH GARDEN ROOM, PAVED PATIO AND PERGOLA
- NESTLED WITHIN THE SOUGHT AFTER VILLAGE OF CAYTON

We are delighted to present this substantial and modern four bedroom detached home, nestled in the highly sought after village of Cayton.

Boasting an impressive and versatile layout, the property offers two generous reception rooms that provide ample space for both family living and entertaining. The well equipped kitchen/diner is the heart of the home, featuring contemporary fittings and plenty of space for dining, complemented by a practical utility room and a convenient downstairs WC. A dedicated study offers the perfect spot for working from home. Upstairs, the master bedroom benefits from a stylish en-suite, while three double further bedrooms are served by a sleek house bathroom, making the property ideal for growing families.

The home achieves an excellent energy performance rating of Band B, with the added advantage of fully owned solar panels for enhanced efficiency. The property does also benefit from gas central heating and additional electric underfloor heating to the ground floor.

Additional features include off-street parking and a double garage with an electric remote, ensuring plenty of space for vehicles and storage.





## GROUND FLOOR

Hallway 11' 6" x 7' 7" (3.50m x 2.30m)

Lounge 20' 0" x 12' 2" (6.10m x 3.70m)

Kitchen/ Diner 16' 5" x 16' 1" (5.00m x 4.90m)

Dining room 10' 6" x 8' 10" (3.20m x 2.70m)

Study 7' 7" x 6' 11" (2.30m x 2.10m)

WC

Utility 5' 7" x 5' 3" (1.70m x 1.60m)

## FIRST FLOOR

Landing 10' 2" x 7' 10" (3.10m x 2.40m) With large airing cupboard and access to a boarded loft space via a pull down ladder.

Bedroom 1 12' 10" x 11' 10" (3.90m x 3.60m)

Ensuite 7' 7" x 4' 11" (2.30m x 1.50m)

Bedroom 2 14' 1" x 12' 2" (4.30m x 3.70m) With a large storage cupboard.

Bedroom 3 10' 10" x 10' 6" (3.30m x 3.20m) With extensive built-in wardrobes.

Bedroom 4 10' 6" x 9' 10" (3.20m x 3.00m)

Bathroom 6' 11" x 5' 7" (2.10m x 1.70m)

## HMRC

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



## Interested?

Contact our friendly team today

01723 352235 | [sales@acphproperty.co.uk](mailto:sales@acphproperty.co.uk)

With you every step of the way



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GROUND FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1312 sq ft. (121.9 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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