



CPH

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*For over 30 years*

5 Southwold Rise, Eastfield

Offers Over £230,000

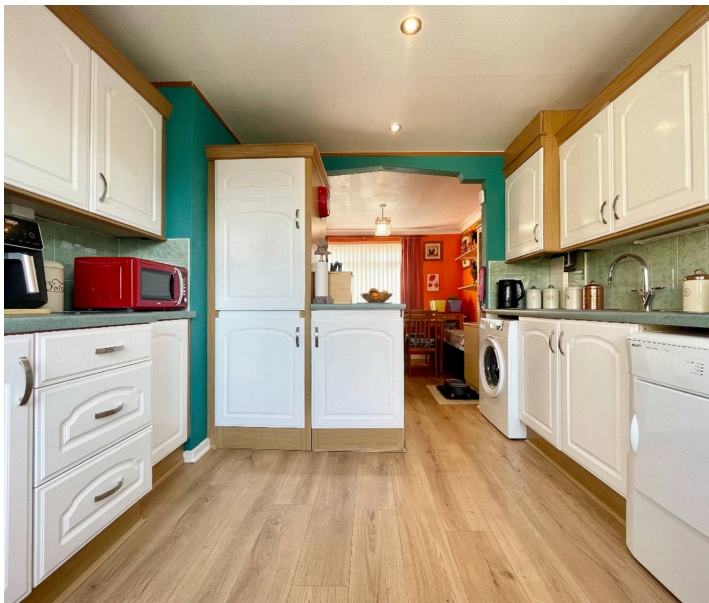


- Extended Three/ Four Bedroom Semi detached Family House
- Large lounge and Separate Dining Room
- Downstairs bedroom/ study (previous used as Multigenerational living)
- Open plan kitchen dining area
- Spacious block paved driveway with parking for numerous vehicles
- Attached Tandem garage and workshop
- Well-maintained landscaped garden with Decked patio area
- Gas heated and double glazed

We are delighted to present this extended three/four bedroom semi-detached family house, offering a superb blend of space, versatility, and modern living. The property welcomes you with a large lounge, perfect for relaxing or entertaining, which flows seamlessly into a separate dining room, creating a wonderful sense of openness and light. The heart of the home is the impressive open plan kitchen dining area, thoughtfully designed for both every-day family meals and larger gatherings. A flexible downstairs bedroom or study, previously used for multigenerational living, adds further adaptability for a growing family or those needing a dedicated workspace. Upstairs, you will find three further well-proportioned bedrooms, each with ample natural light and storage. The property benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. Additional features include a spacious block paved driveway with parking for numerous vehicles, an attached tandem garage, and a workshop, providing excellent storage and hobby space. Ideally located within easy reach of local amenities, schools, and transport links, this charming home offers both convenience and lifestyle appeal. Early viewing is highly recommended to fully appreciate all this wonderful property has to offer.

Council Tax band: B

Tenure: Freehold





#### Hallway

11' 6" x 6' 11" (3.50m x 2.10m)

#### Lounge

25' 7" x 10' 6" (7.80m x 3.20m)

#### Dining Room

10' 2" x 9' 2" (3.10m x 2.80m)

#### Kitchen

10' 2" x 10' 2" (3.10m x 3.10m)

#### bedroom 4/ Study

9' 6" x 8' 2" (2.90m x 2.50m)

#### First Floor Landing

8' 6" x 6' 3" (2.60m x 1.90m)

#### Bedroom 1

14' 1" x 12' 6" (4.30m x 3.80m)

#### Bedroom 2

14' 1" x 8' 6" (4.30m x 2.60m)

#### Bedroom 3

9' 10" x 6' 11" (3.00m x 2.10m)

#### Bathroom

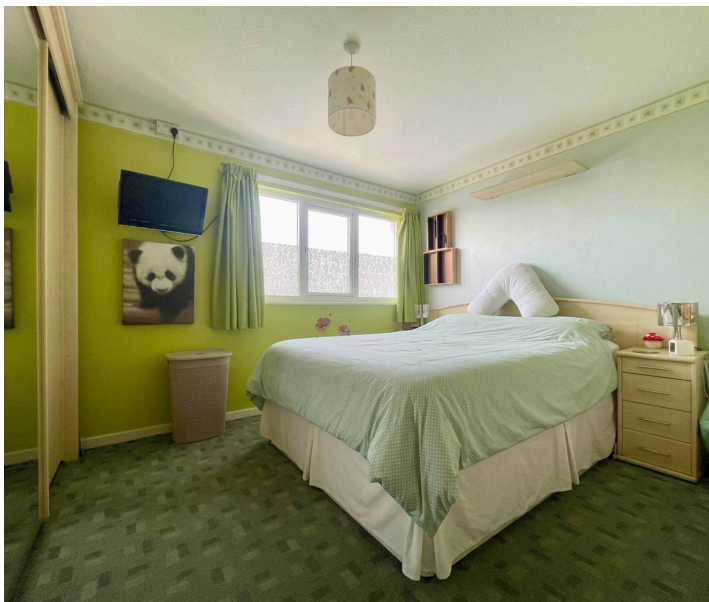
8' 2" x 5' 3" (2.50m x 1.60m)

#### Garage

46' 7" x 7' 3" (14.20m x 2.20m)

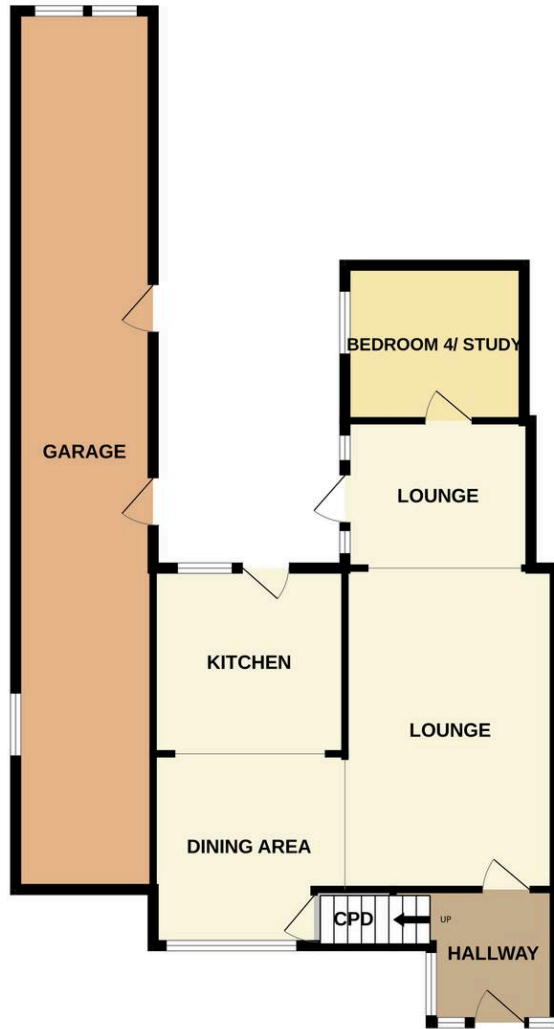
#### Please Note

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.



GROUND FLOOR

1ST FLOOR



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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## Interested?

Contact our friendly team today  
 ☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132