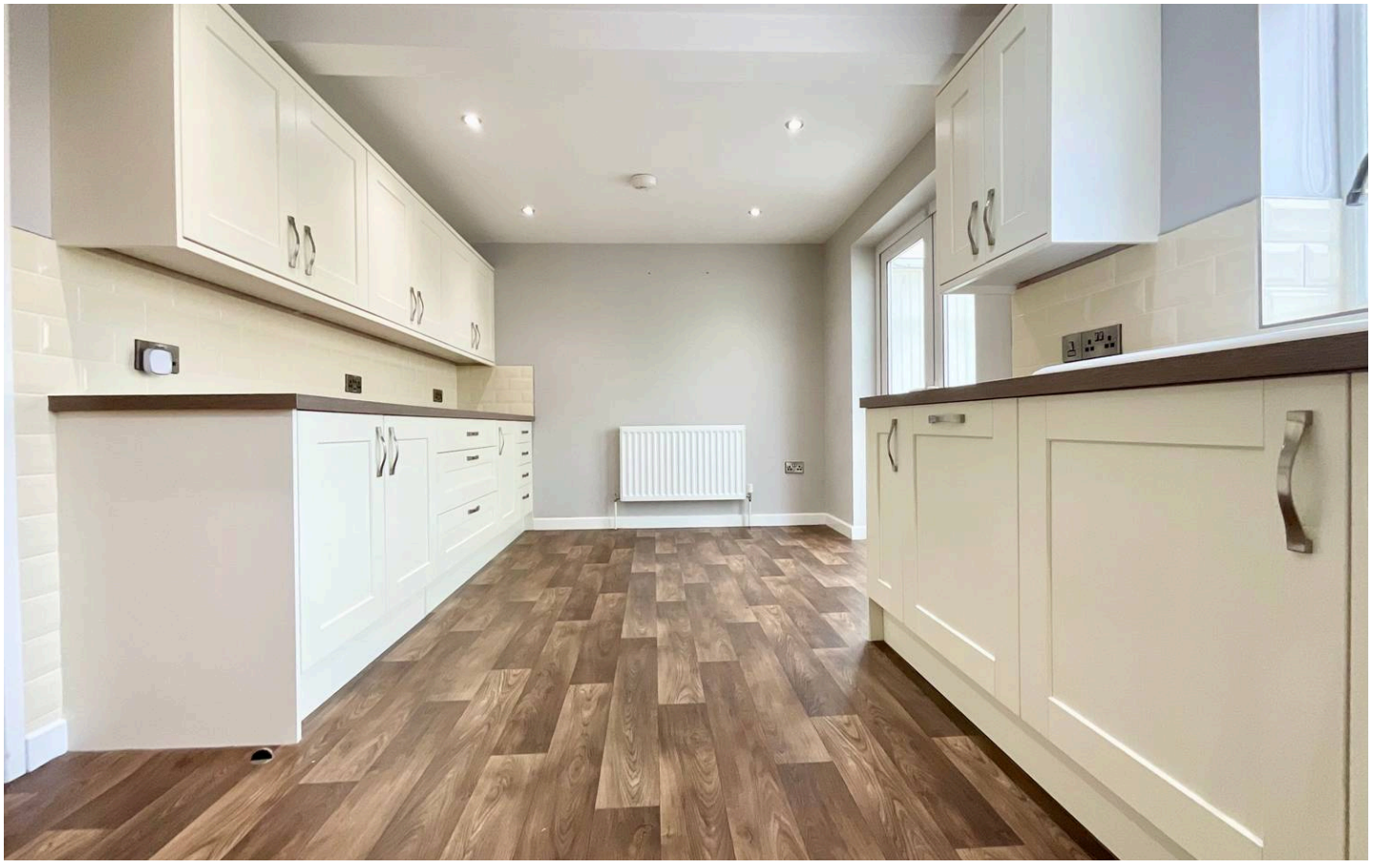


CPH ESTATE AGENTS & CHARTERED SURVEYORS *For over 30 years*

25 East Carr, Cayton

Guide Price £269,500







- Well presented and spacious Link- Detached Family home
- Generous lounge
- Spacious Kitchen diner with Modern kitchen units
- Conservatory
- Four bedrooms with ensuite shower room to master
- Integral garage and Driveway parking
- Private fenced garden Patio and outdoor seating area
- Vacant possession and no onward chain

We are delighted to present this well presented and spacious four-bedroom link-detached family home, offering an excellent blend of comfort and style throughout. The property welcomes you with a generous lounge, perfect for relaxing or entertaining guests, while the spacious kitchen diner boasts modern kitchen units, providing a contemporary and practical space for family meals and gatherings. The conservatory adds a light and airy ambience, ideal for year-round enjoyment and versatile living. Upstairs, you will find four well-proportioned bedrooms, including the master bedroom complete with an ensuite shower room, ensuring privacy and convenience. The integral garage provides additional storage or parking solutions, complemented by driveway parking for multiple vehicles. The property benefits from gardens to the front and rear, and gas heating and double glazing throughout. With vacant possession and no onward chain, this property represents a fantastic opportunity for those seeking a hassle-free move. Located within easy reach of local amenities, schools, and transport links, this delightful home is perfectly suited to families or professionals alike. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







Hallway
7' 2" x 3' 0" (2.18m x 0.91m)

Lounge
13' 9" x 13' 1" (4.19m x 3.98m)

Kitchen / diner
16' 8" x 10' 0" (5.07m x 3.06m)

Utility Room
10' 0" x 9' 9" (3.06m x 2.98m)

Conservatory
8' 4" x 7' 9" (2.54m x 2.35m)

Wc
3' 0" x 2' 8" (0.91m x 0.81m)

Landing
9' 8" x 7' 7" (2.94m x 2.32m)

Bedroom One
10' 7" x 8' 10" (3.22m x 2.69m)

Bedroom Two
10' 9" x 10' 6" (3.28m x 3.21m)

Bedroom Three
13' 9" x 8' 1" (4.20m x 2.46m)

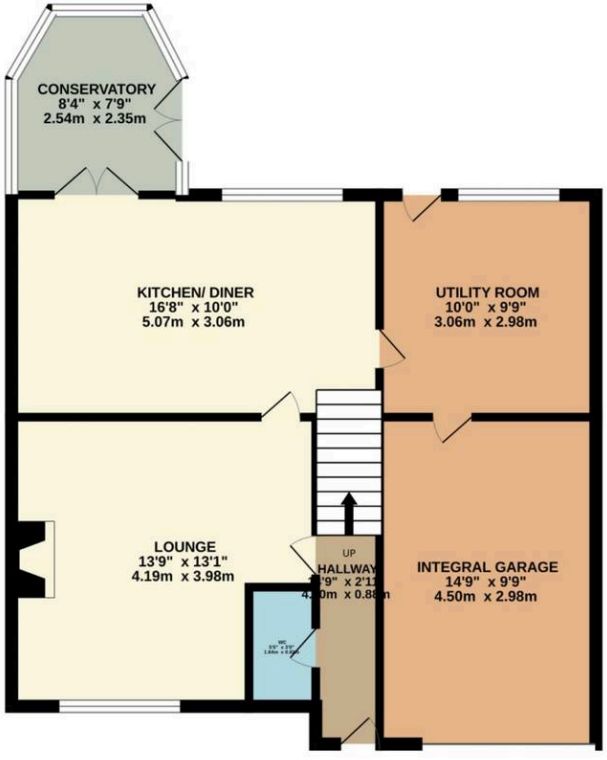
Bedroom Four
7' 7" x 7' 5" (2.32m x 2.26m)

Bathroom
7' 7" x 6' 0" (2.32m x 1.84m)

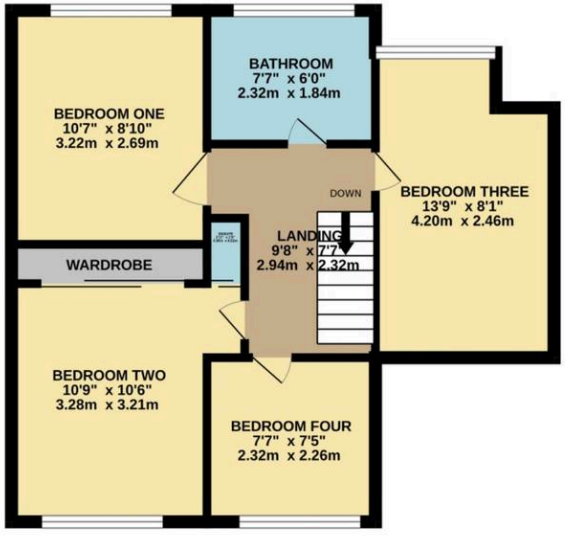
Integral Garage
14' 9" x 9' 9" (4.50m x 2.98m)

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?

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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