

7 CAUTLEY DRIVE  
KILLINGHALL  
HG3 2DJ



NICHOLLS  
TYREMAN



## 7 CAUTLEY DRIVE | KILLINGHALL | HG3 2DJ

A fantastic opportunity to purchase this spacious three bedroom detached bungalow situated in the popular village of Killinghall

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Entrance Hall | Living Room | Dining Room | Kitchen | Conservatory/Utility Room

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Three Bedrooms | House Bathroom | Separate wc

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Gardens to Front & Rear | Single Garage

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Council Tax: F | Energy Rating: TBC | Tenure: Freehold

# £525,000







**The property is located close to local amenities which are only a short walk away, bus routes to surrounding towns and near plenty of countryside walks.**

Offered with gas fired central heating and double glazing throughout the property briefly comprises; Entrance hall with wc and storage cupboard, large living room with lots of natural light, connected to a dining room with sliding doors into the conservatory beyond. The kitchen offers smart kitchen units with built in appliances and a useful pantry and leads through into the large conservatory/utility room which offers some fitted units and space for white good as well as a lovely seating area which looks out over the garden.

There are three bedrooms in the property with two large doubles offering built in wardrobe space and a further single room. The house bathroom comprises a walk in shower, wc and wash basin.

Externally the property has a long private drive for multiple cars parking in tandem and leading up to a single garage.

The front garden is laid to lawn with mature borders outside the front door.

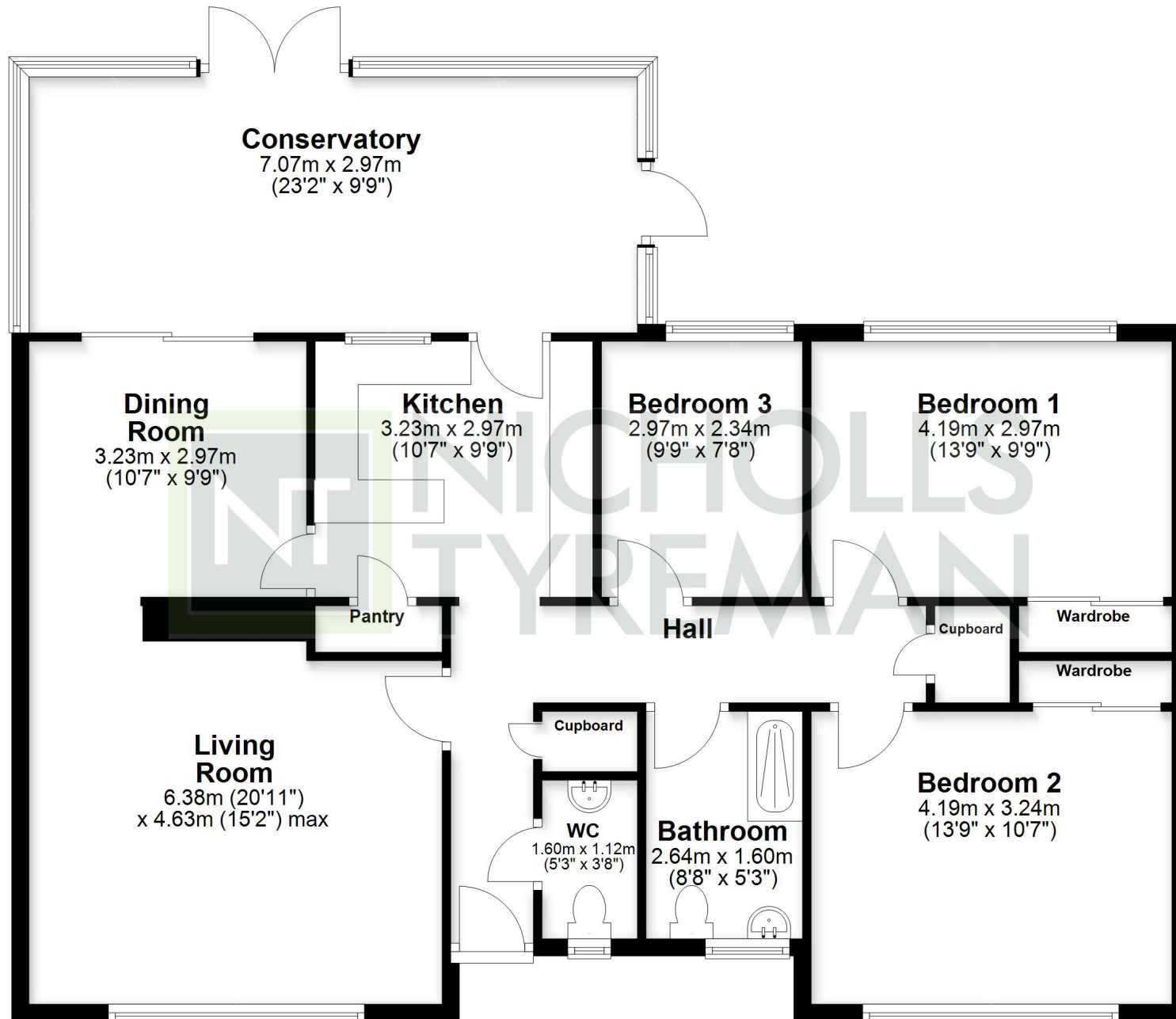
The rear garden has a lovely patio seating area, hardstanding with a shed, greenhouse and the main part laid to lawn.







## Ground Floor



Total area: approx. 125.1 sq. metres (1346.3 sq. feet)

This plan is for illustrative purposes only and is not to scale.

All measurements are approximate

Plan produced using PlanUp.





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