



High Garth, Cowton Lane, Reighton, Filey, YO14 9SA
Offers Over £420,000

Prestige
Collection
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Cowton Lane, Reighton, Filey

Offers Over £420,000

Occupying GENEROUS PRIVATE PLOT in the village of REIGHTON is this IMMACULATLEY PRESENTED THREE BEDROOM DETACHED BUNGALOW. The property has been MODERNISED to a high standard and offers SPACIOUS LIVING accommodation with THREE RECEPTION ROOMS, THREE BATHROOMS, GARAGE/UTILITY, AMPLE PARKING, STUNNING LAWNED GARDENS, LOVELY SEA VIEWS and is offered to the market with NO ONWARD CHAIN.

Viewing is a must in order to fully appreciate the space, setting, finish and surroundings on offer from this imposing detached bungalow. 'In our opinion' the property is offered to the market in excellent order, having been modernised throughout. The accommodation comprises on the ground floor; entrance hall with stairs to the first floor, box bay fronted lounge, separate dining room, a modern breakfast kitchen, light and airy conservatory with sliding doors to the rear garden, a double bedroom with an en-suite shower room, a double bedroom and a three-piece bathroom suite. To the first floor of the property lies a landing with storage, a generous master bedroom with built-in wardrobes and second three-piece bathroom suite. External to the property lies ample off-street parking, a garage/utility and generous lawned gardens.

The property is located within Reighton, a small coastal village to the South of Filey with access down to a secluded beach and excellent coastal walks. The location also affords good access to the nearby towns of Hunmanby, Filey, Bridlington and Scarborough.

- IMPOSING THREE BEDROOM DETACHED BUNGALOW
- SET WITHIN A GENEROUS, PRIVATE PLOT
- THREE RECEPTION ROOMS AND THREE BATHROOMS
- STUNNING GARDENS, GARAGE, AMPLE PARKING
- LOCATED WITHIN THE COASTAL VILLAGE OF REIGHTON
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- STUNNING OPEN ASPECT SEA VIEWS
- EPC BAND D

Viewings can be arranged via our friendly team in the office on 01723 352235 or visit our website www.cphproperty.co.uk



ACCOMMODATION:

GROUND FLOOR

Entrance Hall

174" max x 66" max

UPVC Front door, stairs to first floor incorporating velux window with sea views, Balsamic slate effect laminate flooring, radiator.

Lounge

14'5" max into bay x 13'9" max

UPVC double glazed bay windows with sea views, feature wall mounted electric fire, light oak effect laminate flooring, UPVC double glazed side window, radiator.

Dining Room

11'9" x 9'2" max

Balsamic slate effect laminate flooring, radiator, UPVC double glazed sliding patio door leading to conservatory.

Kitchen

178" max x 10'9" max

A range of modern white high gloss matching base and wall units with LED plinth lights and under cabinet lighting, roll top Balsamic slate effect work tops, inset sink, vegetable sink and drainer, 5 ring electric range cooker with illuminated extractor fan over, plumbing for washing machine and dishwasher, provision for fridge/freezer. Breakfast bar also with roll top Balsamic slate effect worktop, floor standing 'Worcester Bosch' oil combination boiler, two UPVC double glazed windows, UPVC door, Balsamic slate effect laminate flooring, two radiators also pantry/cupboard with UPVC double glazed side window.

Conservatory

9'2" x 7'10"

UPVC double glazed windows with sliding UPVC double glazed door leading to rear garden, tiled flooring, radiator.

Bedroom Two

12'5" x 12'1" max

Fitted wardrobes with box top cupboards, oak effect laminate flooring, UPVC double glazed window, radiator.

Bedroom Three

10'2" x 9'2"

Balsamic slate effect laminate flooring, PVC double glazed window, radiator, door leading to En-suite

En-suite to Bedroom Three

8'6" x 8'2"

Double shower cubicle with thermostatic chrome shower, inset hand basin in vanity unit, dual flush wc with concealed cistern, wood grain effect floor and wall tiles, chrome ladder radiator, UPVC double glazed window.

Bathroom

6'6" x 5'6"

Bath with folding shower screen, Mira electric shower above, handbasin in vanity unit, dual flush wc with concealed cistern, tiled walls, chrome ladder radiator, matching waterfall taps, UPVC double glazed window.

FIRST FLOOR

Landing

6'6" x 6'2"

Illuminated built in storage cupboard, radiator

Master Bedroom

17'8" max x 16'8" max

Built in wardrobe/storage, modern vertical anthracite radiator panel, built in spotlights/background lighting, 3 velux windows, stunning sea views to the front, UPVC double glazed window to the side with views to open fields.

Bathroom

13'1" x 9'2"

Modern corner bath, white high gloss vanity unit with handbasin, dual flush wc with concealed cistern, tile effect vinyl flooring, chrome ladder radiator, spotlights, extractor fan, velux window, UPVC double glazed window. Access to large eaves storage.

OTHER:

Garage/Utility

13'9" x 8'6"

Utility area with plumbing for washing machine, stainless steel sink/drainer, base units, hot and cold running water, space for tumble dryer, fridge/freezer. Power and lighting.

Details Prepared

TLPF/2/10222

Outside Gardens

Front garden.

Driveway leading to double gated enclosed front garden with spacious parking area for several vehicles.

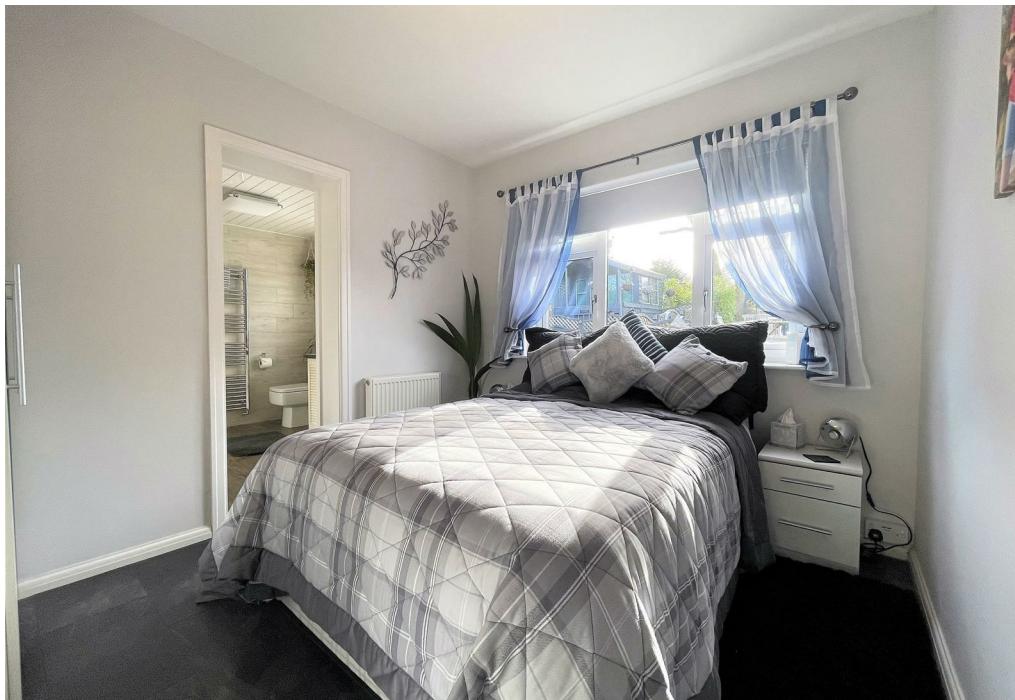
Lawned area with rockery, established

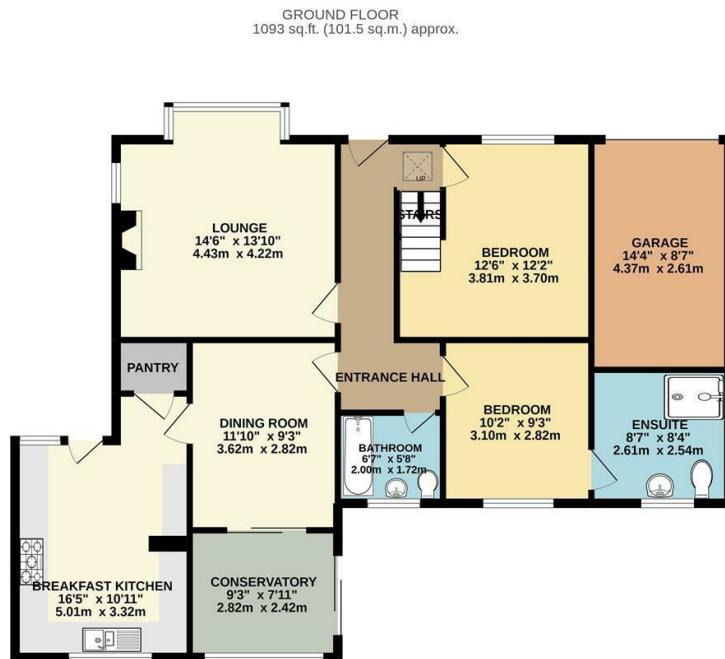


A beautiful home situated within the coastal village of Reighton with open aspect sea views.









TOTAL FLOOR AREA : 1594 sq.ft. (148.1 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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Interested? Get in touch today:

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales	71	59

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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