





23 West Garth

- BEAUTIFULLY PRESENTED THREE BED SEMI DETACHED HOUSE
- LOCATED IN THE HIGHLY SOUGHT AFTER CAYTON VILLAGE
- OPEN PLAN KITCHEN/DINING ROOM
- MASTER BEDROOM WITH EN SUITE
- TWO RECEPTION ROOMS
- GARAGE AND GARDENS
- DOWNSTAIRS WC

We are delighted to present this beautifully presented three bedroom semi-detached house, offering an exceptional standard of accommodation in a sought-after location.

This impressive home welcomes you with an entrance hall leading to two generous reception rooms, ideal for both relaxing and entertaining. The heart of the home is the stunning open plan kitchen and dining room, with ample space for family gatherings. Upstairs, the master bedroom is complemented by an en suite, while two further well-proportioned bedrooms provide flexible living options for families or professionals. A family bathroom and a convenient downstairs WC add to the practicality of the layout.

Further benefits include a garage, perfect for secure parking or additional storage, and well-maintained gardens that offer a tranquil retreat for outdoor enjoyment. With its blend of elegant interiors and practical features, this property is perfectly suited to those seeking comfort and style in a welcoming neighbourhood. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.





GROUND FLOOR

Entrance Hallway

Lounge

11' 6" x 10' 2" (3.50m x 3.10m)

Kitchen/Diner

15' 1" x 11' 2" (4.60m x 3.40m)

Sun Room

8' 10" x 7' 10" (2.70m x 2.40m)

FIRST FLOOR

Landing

10' 6" x 6' 3" (3.20m x 1.90m)

Bedroom One

13' 9" x 8' 6" (4.20m x 2.60m)

En Suite

8' 6" x 4' 3" (2.60m x 1.30m)

Bedroom Two

10' 2" x 8' 10" (3.10m x 2.70m)

Bedroom Three

11' 10" x 6' 3" (3.60m x 1.90m)

Bathroom

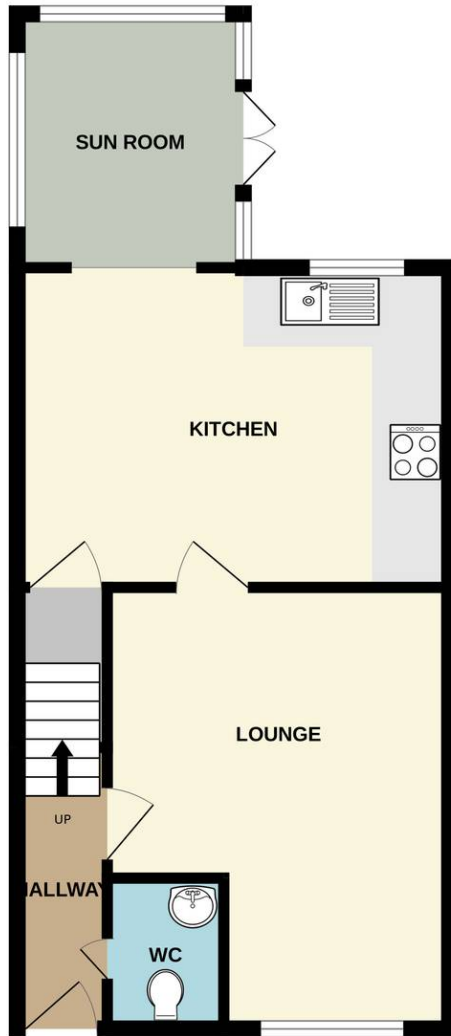
6' 3" x 5' 7" (1.90m x 1.70m)

HMRC

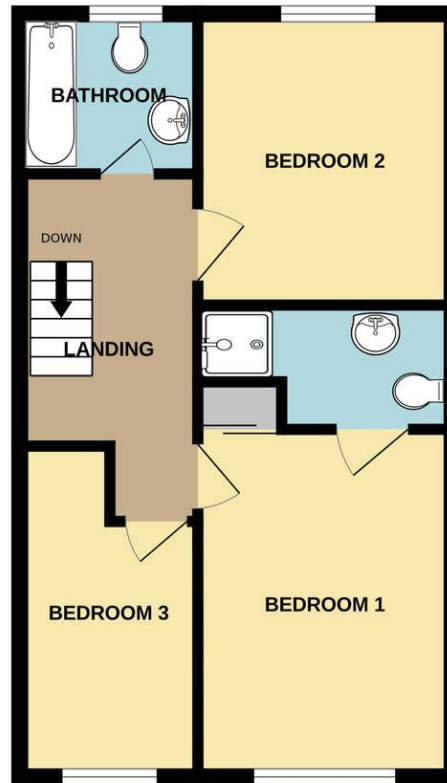
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GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 873 sq.ft. (81.1 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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