





## **Accommodation**

A newly constructed stone built detached house, finished to the highest of standards throughout and revealing particularly spacious family accommodation and a sought after village location.

The light and airy accommodation is arranged over two floors, designed to suit a variety of purchasers and offering great flexibility, but no doubt ideal for both village and family life. The property is nestled away at the head of a small cul-de-sac, located on a courtyard development with just a handful of properties and backing onto woodland to the rear, giving a high degree of privacy and a lovely setting.

On the ground floor the main entrance door leads into a good size entrance hall, with stairs rising to the first floor and a cloakroom/WC. A fantastic size kitchen/diner/family room is located to the front of the house, no doubt the hub of the house and great for purchasers with children, or those that like to entertain. The kitchen comes fitted with a range of fitted units and appliances, whilst a good size utility room adds practicality and access is available into the double garage. There are two great size reception rooms to the rear of the house, both enjoying views over the gardens and access to the patio. To the first floor there is a spacious landing with loft access and storage cupboard, two bedrooms with ensuite facilities, three further good size bedrooms and the stylish fully tiled house bathroom, fitted with twins sink and a bath with shower over. The property has gas central heating, plus underfloor heating to the ground floor.

Externally there is a block paved driveway to the front of the house, providing parking for several vehicles and giving access to the double garage. Access is available to the side of the house, leading to the wrap around gardens, mainly laid to lawn, with a patio area and pathway to the side entrance door. The gardens have walled boundaries and a woodland backdrop, making a lovely relaxing space, with high levels of privacy.

Located in Catterick Village, the property could not be better placed for transport links, with the A1(M) readily available, whilst an array of amenities are also available close by.

An internal inspection is essential to appreciate the space and quality on offer, whilst this lovely energy efficient home is also sold with a 10 year warranty.

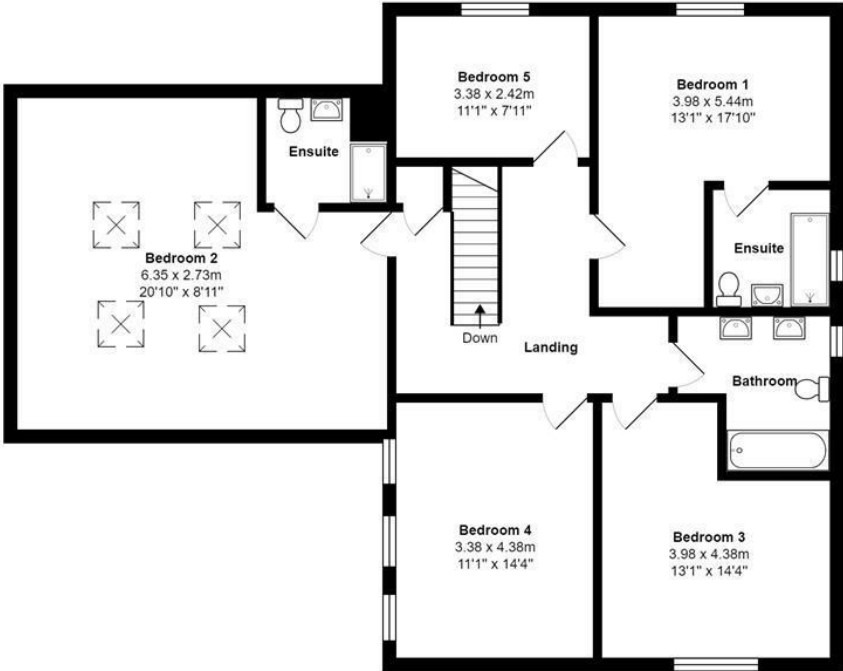




Floorplan



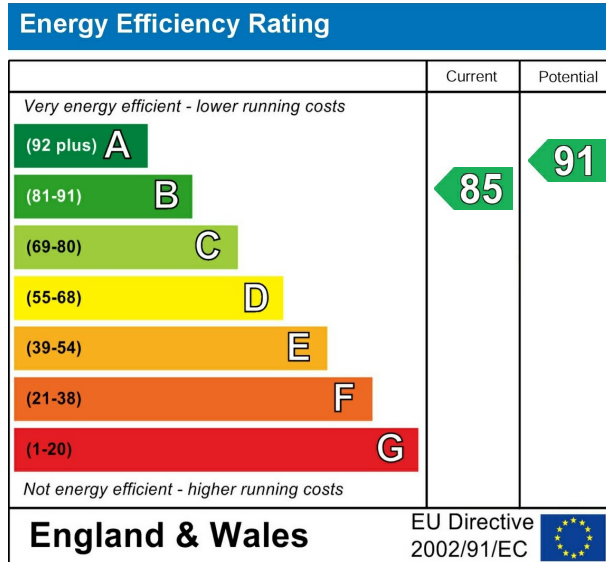
Ground Floor



First Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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