



Hill Top Bungalow, Hipswell Village.

Offers in the region of £450,000

Sitting on a generous plot with a large South facing garden, this immaculately presented detached property has been improved and extended by the current owner, resulting in a first class home. To the ground floor there is a living room, a fantastic open plan dining kitchen, two double bedrooms and a bathroom, with the first floor having two double bedrooms and a shower room. Externally there is the large garden, driveway parking and garaging. Conveniently positioned for the town centre and schools, an early inspection is strongly recommended to appreciate the quality of the property on offer.

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

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Entrance Lobby:

Accessed through a upvc double glazed door, the entrance lobby has a utility cupboard that has plumbing for a washing machine, space for a tumble drier and space for keeping outdoor wear.

Open Plan Dining Kitchen:

A fantastic space, perfect for modern family living, there is a large dining area and a quality kitchen.



The **Kitchen** is fitted with a range of wall and base units with complimenting countertops and soft close fittings. Integrated into the units are an oven, a microwave, an electric hob and a dishwasher. There is space for a fridge freezer, a central island with additional storage and a window. A door gives access to the rear of the property.



The **Dining Area** provides ample space for family dining or entertaining. It is flooded with light as a result of the South facing window and sliding doors that open out to the garden.

Inner Hall:

With loft access and an airing cupboard.

Bedroom:

A large double bedroom with a TV point, panelling effect to the walls, a upvc double glazed window and a large walk in wardrobe.



Bedroom:

A double bedroom with a TV point and a upvc double glazed window.

Bathroom:

Fitted with a matching suite that comprises a bath with a dual headed shower over, a WC and a wash hand basin.



Living Room:

The large dual aspect living room makes the perfect space for relaxing. There are windows to the front and rear of the property, a TV point, useful under stairs storage and a feature staircase to the first floor.



The central focus of the room is the impressive fireplace which has a timber surround and houses a stove effect fire.



First Floor Landing:

With useful storage cupboard.

Bedroom:

A double bedroom with a upvc double glazed window overlooking the front garden.



Bedroom:

A double bedroom with a upvc double glazed window to the rear of the property.

Shower Room:

Fitted with a large shower enclosure with a dual headed shower, a WC, a wash hand basin and a upvc double glazed window.



External

The property sits on a generous plot and benefits from a high level of privacy. To the front there is driveway parking and garaging. A gate leads to the garden and the main property.

The **Double Garage** has been split to provide a garage and a home gym. It could be returned to a double garage with a minor amount for work. A personnel door gives access to the garden.



The large South facing front garden has a lovely open aspect and enjoys the sun throughout the day. It is mainly lawned and has a paved seating area.

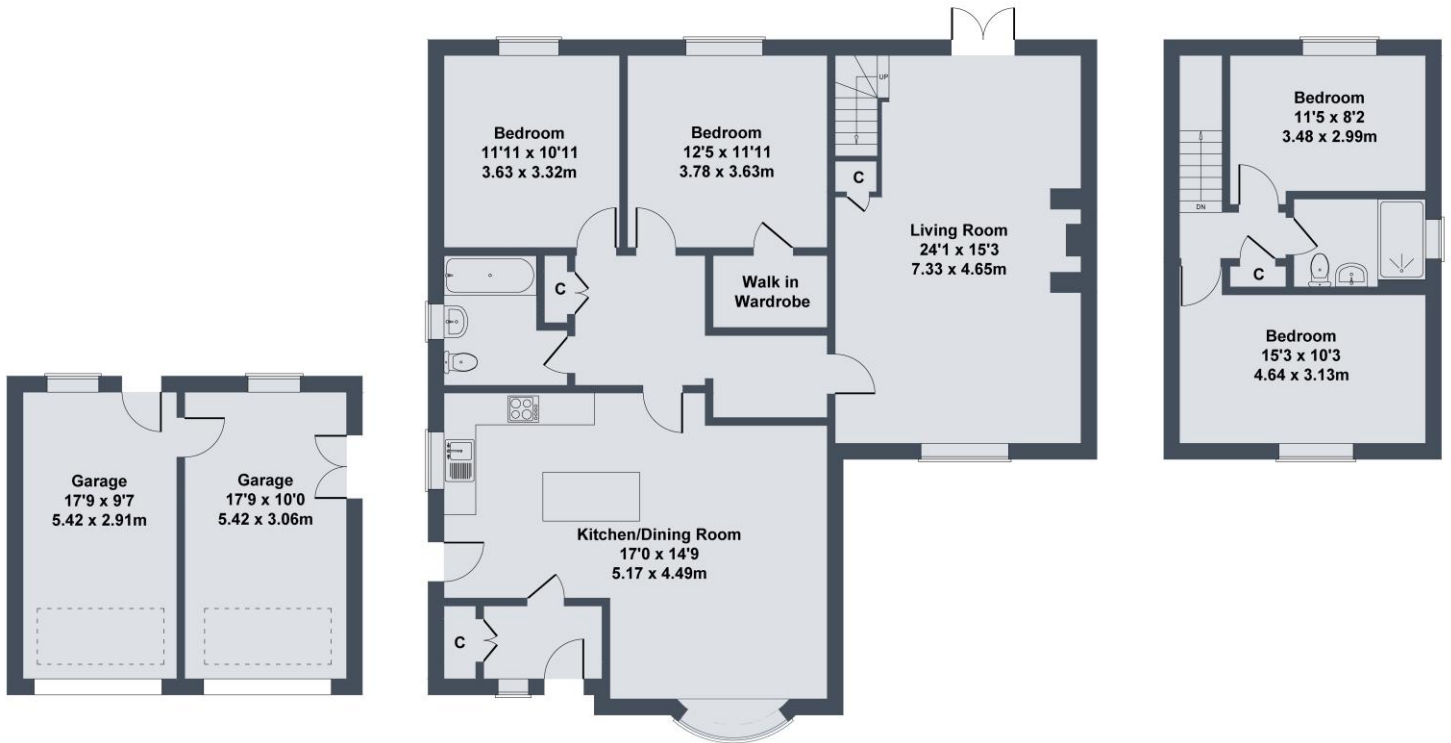
To the rear there is a timber shed and a recently built garden store.

Additional Information.

The postcode is DL9 4BE and the Council Tax Band is D.

The property has gas central heating and the benefit of 15 solar panels and the potential to add a battery for electricity storage.

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GARAGE

GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.