



## 26 Ascot Avenue, The Chase, Catterick Garrison

Offers in the region of £350,000

On arguably the largest plot on this very popular development, this impressive four bedroomed detached house makes for an excellent family home. The spacious accommodation includes a large conservatory, two reception rooms, dining kitchen and a large garden. Bordering woodland and including a double garage, an internal viewing is the only way to appreciate the quality that the property offers.

Entrance Hall – Living Room – Dining Room – Dining Kitchen – Large Conservatory – Utility Room – WC – Four Bedrooms – Ensuite Shower Room – Family Bathroom – Double Garage – Large Garden.

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

# 26 Ascot Avenue, The Chase, Catterick Garrison.

On arguably the largest plot on this very popular development, this impressive four bedroomed detached house makes for an excellent family home. The spacious accommodation includes a large conservatory, two reception rooms, dining kitchen and a large garden. Bordering woodland and including a double garage, an internal viewing is the only way to appreciate the quality that the property offers.

## **Entrance Hallway:**

Accessed via a part glazed door, the generous hallway features a radiator and recessed ceiling lights.

## **WC:**

With low level wc, pedestal wash hand basin, radiator and upvc double glazed window.

## **Living Room:**

6.12m x 3.34m (20'1" x 10'11")

A large dual aspect room having a upvc double glazed window to the front of the property and a pair of fully glazed French doors which open into the conservatory.



There is a TV aerial point, two radiators and recessed ceiling lights. The focus of the room is a feature fireplace which has a stone effect surround, marble hearth and an electric fire.



## **Dining Room:**

3.61m x 2.75m (11'10" x 9'0")

Currently used as a home office, there is a upvc double glazed window to the front with open aspect, radiator and recessed ceiling lights.

## **Dining Kitchen:**

5.79m x 2.79m (19'0" x 9'2")

The kitchen area is fitted with a generous range of units with laminate worksurface that returns around to form a useful breakfast bar. Integrated into the units is a gas hob with electric oven under an extractor over, one and a half bowl sink and drainer unit, fridge, freezer and dishwasher. The floor is tiled and there is a upvc double glazed window which overlooks the rear garden.



The dining area provides ample space for a dining table and has a pair of double glazed doors which open into the conservatory.

## **Conservatory:**

5.92m x 4.14m (19'5" x 13'7")

A large conservatory providing excellent additional living space. The floor is tiled, there are two heaters and a pair of fully double glazed doors which open onto the rear garden.



## **Utility Room:**

Having a worktop with sink and drainer unit, radiator and a half glazed door to the side of the property.

### **Landing:**

A spacious landing area which provides enough area for a workstation. There is a radiator, loft access, airing cupboard and a upvc double glazed window.

### **Bedroom 1:**

4.30m x 2.88m (14'1" x 9'5")

A double bedroom having built in wardrobe, TV aerial point, recessed ceiling lights, radiator and a upvc double glazed window



### **Ensuite:**

Having a corner shower cubicle, low level wc and a pedestal wash hand basin. There is an extractor fan, radiator and a upvc double glazed window.

### **Bedroom 2:**

3.63m x 2.74m (11'11" x 9'0")

A double bedroom with TV aerial point, telephone line, radiator and a upvc double glazed window with open aspect.

### **Bedroom 3:**

3.97m x 3.19m (13'0" x 10'6")

A double bedroom with TV aerial point, radiator and a upvc double glazed window to the rear.

### **Bedroom 4:**

3.97m x 2.85m (13'0" x 9'4")

A double bedroom with radiator, TV aerial point and a upvc double glazed window to the rear.

### **House Bathroom:**

2.12m x 2.02m (6'11" x 6'8")

Fitted with a white suite which includes a panelled bath with mixer tap shower over, low level wc and pedestal wash hand basin. There is a radiator, extractor fan and upvc double glazed window.



### **External**

To the front the property is set behind a small area of lawn and has an open aspect to the front overlooking woodland.

The large rear garden borders woodland and is mainly laid to lawn, with a generous paved patio area.



The **Double Garage** (5.40m x 5.20m. 17'9" x 17'1") is located to the rear of the property and can be accessed via a personnel door to the side. There is power and light connected and two up and over doors.

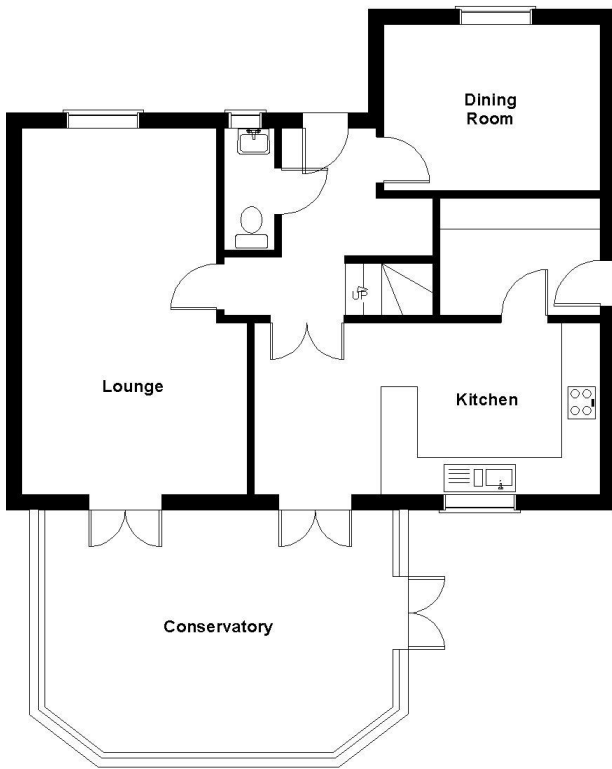
### **Additional Information**

The Worcester Bosch Combi Boiler is located in the Utility Room. The loft space is fully boarded and has a ladder.

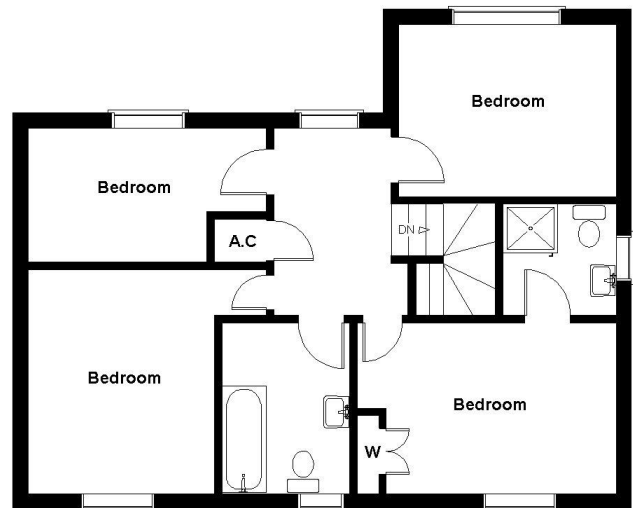
The postcode is DL9 4GF and we are advised that the Council Tax Band is E.



**26 Ascot Close**



**GROUND FLOOR**



**FIRST FLOOR**

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans [www.potterplans.co.uk](http://www.potterplans.co.uk)

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.