



14 Sutton Avenue, Colburn, Catterick Garrison

Offers in the region of £215,000

Located in this popular area, this very impressive three bedroomed semi detached house has been fully refurbished to a particularly high standard and is complimented with a large South facing garden. To the ground floor there is a dual aspect open plan living area, a recently fitted kitchen and a shower room. The first floor features three bedrooms and a newly installed bathroom. Externally there is generous driveway parking, a garage and the large South facing garden. Being offered CHAIN FREE, an early inspection is strongly advised!

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

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Entrance Hall:

The hallway is accessed through a part glazed upvc door and has a upvc double glazed window and a radiator.

Open Plan Living Area:

7.25m x 3.47m

The large dual aspect living room provides ample space for a relaxed seating area and for family dining.



The front area has a large upvc double glazed window and a radiator.



The rear section is flooded with light through the South facing upvc double glazed window. There is a radiator, a TV point and a fireplace recess with an oak lintel and tiled hearth.



Kitchen:

3.72m x 2.23m

Fitted with a range of quality wall and base units with soft close fittings and complimenting countertops. Integrated into the units are an electric hob and oven with an extractor over.



There is plumbing for a washing machine, a radiator and two upvc double glazed windows. A half glazed door gives access to the garden.



Shower Room:

Fitted with a WC, a wash hand basin and a corner shower enclosure with an electric shower. There is a heated towel rail and a upvc double glazed window.

Bedroom 1:

3.75m x 3.08m

A double bedroom with a radiator and a large upvc double glazed window to the front of the property.



Bedroom 2:

3.86m x 3.02m

A double bedroom with a radiator and a upvc double glazed window overlooking the rear garden.



Bedroom 3:

2.70m x 2.08m

With a radiator and a upvc double glazed window overlooking the rear garden.



Landing:

With loft access and a upvc double glazed window.

Bathroom:

Fitted with a recently installed white suite that comprises a bath, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.



External

The property sits back from the road behind a driveway providing off street parking for a number of cars. To the rear there is a garage and the large South facing garden that enjoys the sun throughout the day. The garden is mainly lawned and has a paved seating area.

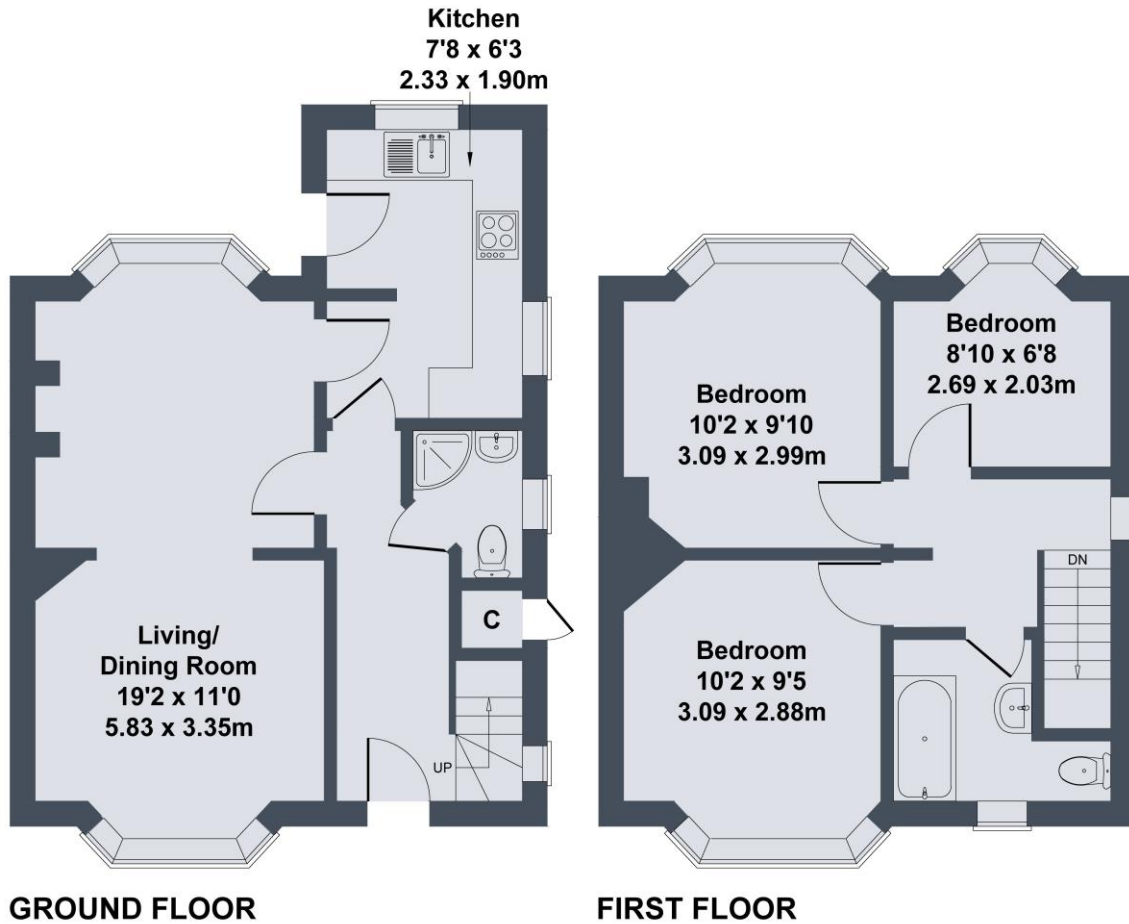


Additional Information

The postcode is DL9 4NN and the Council Tax Band is B. The Baxi gas central heating boiler is located in the kitchen.



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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