



## 14 St Cuthberts Close, Colburn, Catterick Garrison

Offers in the region of £199,950

This immaculately presented semi detached property forms part of this very popular development and will appeal to a range of buyers. To the ground floor there is a living room, a cloakroom and a fantastic dining kitchen, with the first floor having three bedrooms and a bathroom. Externally there is driveway parking for two cars and a lovely South facing garden that enjoys the sun throughout the day. An early inspection is strongly recommended!

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

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## **Entrance Hall:**

With a radiator and stairs to the first floor.

## **Living Room:**

4.33m x 3.64m

Having a radiator, a useful storage cupboard, a TV point and a upvc double glazed window to the front of the property.



There is plumbing for a washing machine, a upvc double glazed window and a pair of upvc double glazed doors that open out to the South facing garden.



## **Cloakroom:**

With a WC, a wash hand basin, a radiator and a upvc double glazed window.

## **Dining Kitchen:**

4.65m x 2.65m

With ample space for a table, the fantastic, recently upgraded kitchen is fitted with a generous range of quality wall and base units with complimenting countertops and soft close fittings. Integrated into the units are a gas hob with an extractor over, an oven, a microwave, a dishwasher, a fridge and a freezer.



## **First Floor Landing:**

With loft access and a useful storage cupboard.

## **Bedroom 1:**

3.63m x 2.84m

A double bedroom with fitted wardrobes, a radiator, a storage cupboard and a upvc double glazed window.



The **Ensuite** is fitted with a shower enclosure, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.

**Bedroom 2:**

2.83m x 2.41m

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



**Bedroom 3:**

2.36m x 1.78m

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



**Bathroom:**

1.86m x 1.80m

Fitted with a 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 that provides off street parking for two cars.

A gated path leads to the rear garden.

The low maintenance South facing garden is a real sun trap and makes the perfect space for relaxing.



There is a decked seating area, external power points and a timber shed.



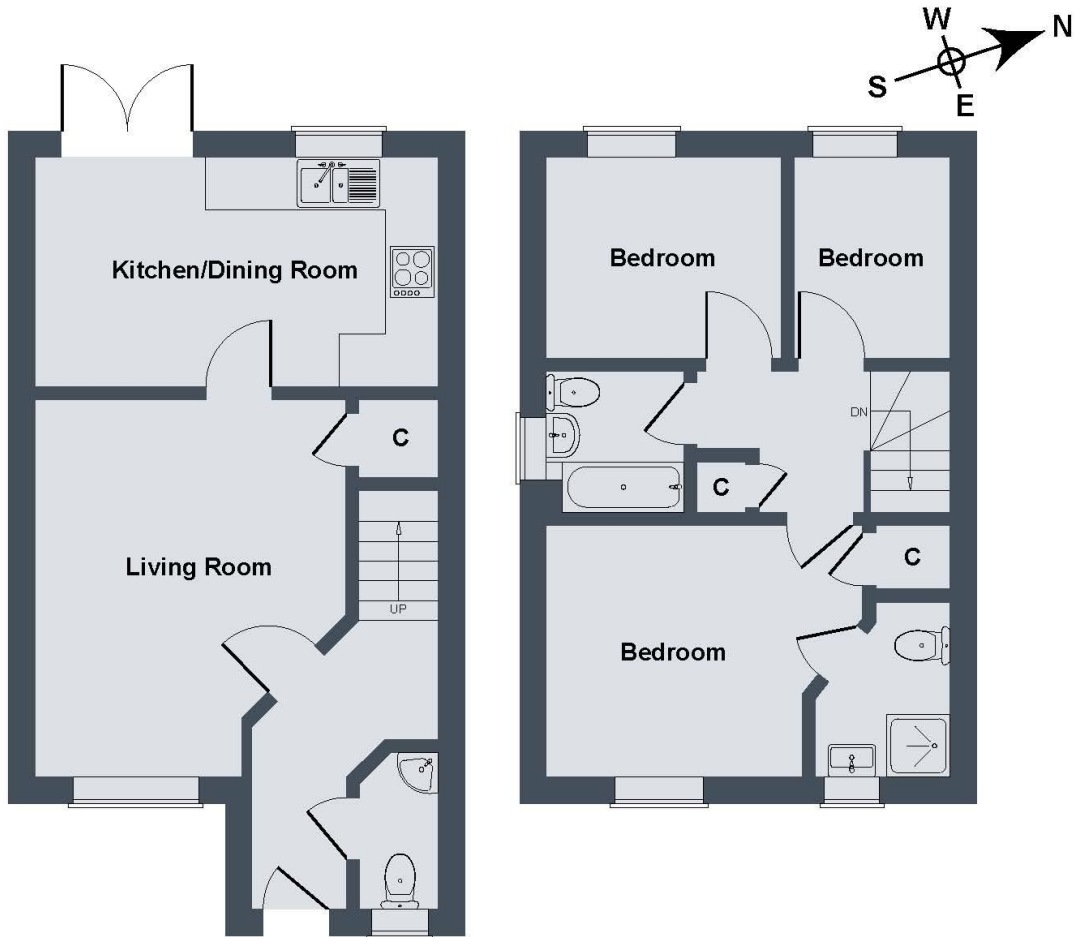
**Additional Information**

The postcode is DL9 4WF and the Council Tax Band is C.

The gas central heating boiler is located in the kitchen.



**14 St Cuthberts Close**



**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.