



## 9 Summernote Road, Hipswell, Catterick Garrison

Offers Over £290,000

Forming part of this recent development, conveniently positioned for all local amenities, this most impressive detached house has a fresh contemporary finish and offers very generous living spaces that will appeal to a range of buyers. To the ground floor there is a living room, an impressive dining kitchen, a utility and a cloakroom, whilst to the first floor there are four bedrooms, the master being ensuite, and a house bathroom. Externally there is driveway parking, a garage and a landscaped low maintenance garden. An early inspection is strongly advised!

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

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## **Entrance Hall:**

Accessed through a part glazed door, the spacious hallway has a radiator and stairs to the first floor.

## **Living Room:**

4.18m x 4.14m max

A bright room having a large upvc double glazed bay window to the front of the property. There is a radiator, a TV point and a door to the dining kitchen.



## **Dining Kitchen:**

6.20m x 3.28m

A large open plan dining kitchen having a lovely aspect overlooking the garden and providing ample space for family dining and entertaining. The kitchen is fitted with a range of quality contemporary styled wall and base units with complimenting countertops and soft close fittings. Integrated into the units are an electric hob and oven with an extractor over, a fridge freezer and a dishwasher.



There is a larder cupboard, a upvc double glazed window and a set of bi fold doors that open out to the garden.



## **Utility Room:**

2.35m x 1.79m

Having a sink, a washing machine, a upvc double glazed window and door to the side of the property.

## **Cloakroom:**

Fitted with a WC, a wash hand basin and a upvc double glazed window.

## **First Floor Landing:**

With useful storage cupboards and loft access.

## **Bedroom:**

4.29m max x 3.32m

A double bedroom with built in wardrobes, a radiator and a upvc double glazed window.



The **Ensuite** is fitted with a shower cubicle, a WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.

**Bedroom:**

4.34m max x 3.17m

A double bedroom with a radiator and a upvc double glazed window.



**Bedroom:**

3.58m x 2.49m

A double bedroom with built in wardrobes and a upvc double glazed window.



**Bathroom:**

2.92m x 1.83m

Fitted with a white suite that comprises a bath with a shower over, a WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.



**Bedroom:**

2.38m x 1.95m

With 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.

The **Garage** (6.25m x 2.98m) has an up and over door, power, light and an electric car charging point.

The generous rear garden has been landscaped and features an artificial lawn, a large limestone flagged patio area and planters.



**Additional Information**

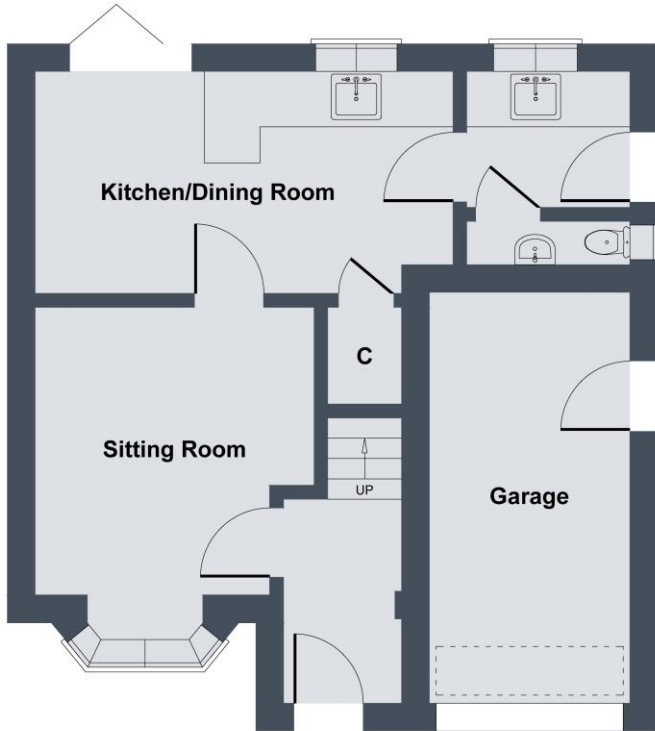
The postcode is DL9 4NY and the Council Tax Band is D.

The property has the benefit of gas central heating.

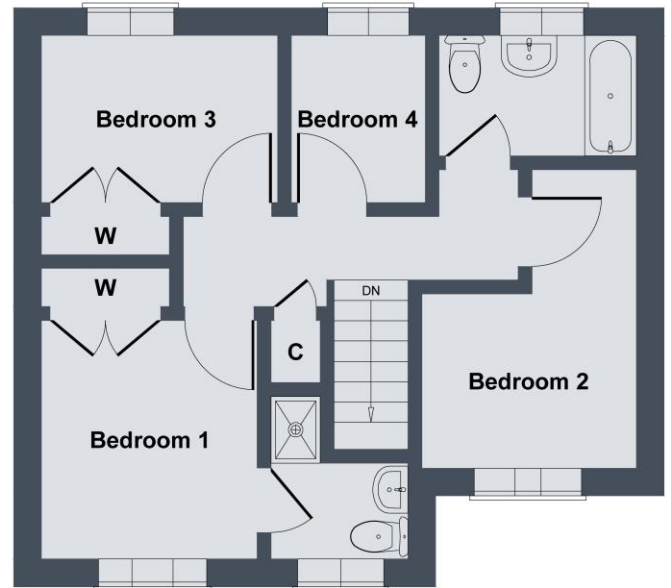
There is an annual fee of approximately £100 which covers the upkeep of the communal grassed areas.



## 9 Summercroft Road, Hipswell Road, Catterick Garrison



**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.