



## 18 St Cuthberts Close, Colburn.

Offers in the Region of £280,000

In this quiet cul de sac location, this beautifully presented detached house provides generous living spaces which are perfect for modern family living. To the ground floor there is a living room, a large dining kitchen, a family room, a utility and a cloakroom, with the first floor having four bedrooms, the master being ensuite and a family bathroom. Externally there is driveway parking and a generous rear garden. An early inspection is strongly advised!

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

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## **Entrance Hall:**

With inset entrance matting and stairs to the first floor.

## **Living Room:**

4.84m x 3.38m

With a upvc double glazed window to the front of the property, a radiator and a TV point for a wall mounted television. A pair of doors open into the dining area.



## **Dining Kitchen:**

5.61m x 3.13m

A great open space perfect for modern family life.

The dining area provides ample space for a table and has a radiator and a pair of upvc double glazed doors opening out the garden.



The kitchen is fitted with a range of quality wall and base units with complimenting countertops that also form a breakfast bar. Integrated into the units are an electric hob and oven with an extractor over. There is plumbing for a dishwasher, a large understairs larder cupboard and a upvc double glazed window overlooking the garden.



## **Family Room:**

4.74m x 2.62m

A great additional room which is ideal as a playroom. There is a radiator, a TV point and a upvc double glazed window.



## **Cloakroom:**

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

**Utility:**

With plumbing for a washing machine, space for a tumble drier, a radiator and a half glazed door to the side of the property.

**First Floor Landing:**

With loft access and a useful storage cupboard.

**Bedroom:**

3.37m x 3.20m

A double bedroom with fitted wardrobes, a built in cupboard, a TV point, a radiator and a upvc double glazed window. The **Ensuite** has a shower, a WC and a wash hand basin. There is a heated towel rail and a window.



**Bedroom:**

3.73m x 2.85m

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



**Bedroom:**

2.94m x 2.84m

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

**Bedroom:**

2.93m x 2.22m

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

**Bathroom:**

2.10m x 1.93m

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



**External**

The property sits in a quiet corner position behind a driveway and a fenced garden. A path leads to the rear of the property.

The generous rear garden is bordered by mature trees and is mainly lawned. There is a paved seating area with an oak pagoda.



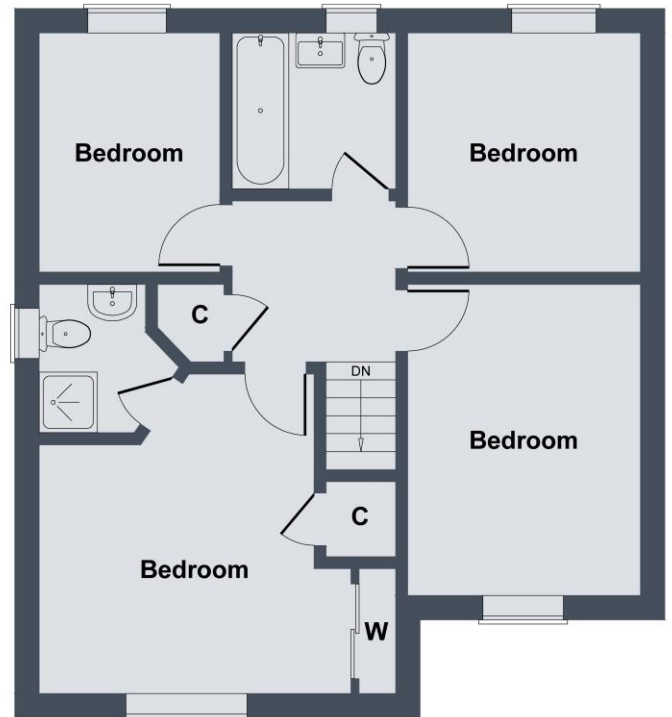
**Additional Information**

The postcode is DL9 4WF and the Council Tax Band is D. The gas central heating boiler is located in the utility room.

**18 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.

Produced by Potterplans Ltd. 2023

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.