



## 7 St Paulinus Crescent, Catterick Village

Offers in The Region of £348,000

Sitting in a quiet cul de sac, in this very popular, conveniently positioned and highly regarded village, this substantial detached property makes an excellent family home. Nicely presented throughout, the accommodation comprises a living room, a kitchen, dining room, cloakroom, four bedrooms, an ensuite and a family bathroom. Externally there is a garage, lawned garden with patio area and driveway parking for several cars.

Living Room – Kitchen – Dining Room – Cloakroom – Four Bedrooms – Ensuite Master Bedroom – Family Bathroom – Garage – Driveway Parking

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

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## **Entrance Hall:**

Accessed via a part glazed front door and with a window to the front, the welcoming hallway gives access to the living room, kitchen and cloakroom with stairs to the first floor.

## **Living Room:**

A perfect space for relaxing, the living room is light and airy with a bay window to the front, a TV point and a radiator, an archway leads to the dining room.



## **Cloakroom:**

Comprising a wc, sink, radiator, and extractor fan.

## **Kitchen:**

Fitted with a range of cream wall and base units with complimenting countertops, integrated is an electric fan oven and gas hob with an extractor fan over and a stainless steel sink. There is plumbing for a washing machine and a dishwasher. With windows out to the rear garden, the kitchen provides ample space for a dining table, for more informal everyday dining.



## **Dining Room:**

Providing a perfect space for more formal family dining, there are double glazed French doors to the rear garden and a radiator.



## **First Floor Landing:**

With loft access and a cupboard.

### **Bedroom 1:**

A double bedroom with fitted wardrobes, a radiator and a bay window to the front of the property.



### **Ensuite:**

Comprising a cubicle with a mains fed shower, sink unit with storage, wc, heated towel rail and a frosted window to the front of the property.

### **Bedroom 2:**

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



### **Bedroom 3:**

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



### **Bedroom 4:**

A single bedroom, with a radiator and a window overlooking the rear of the property.

### **External:**

To the front of the property is off road driveway parking for several cars, whilst to the rear of the property is a lovely part lawned, part paved garden.

The garage has an up and over door, power, light, plumbing for a washing machine and a personnel door from the kitchen.

The Potterton Gas Combi boiler is located in the garage.

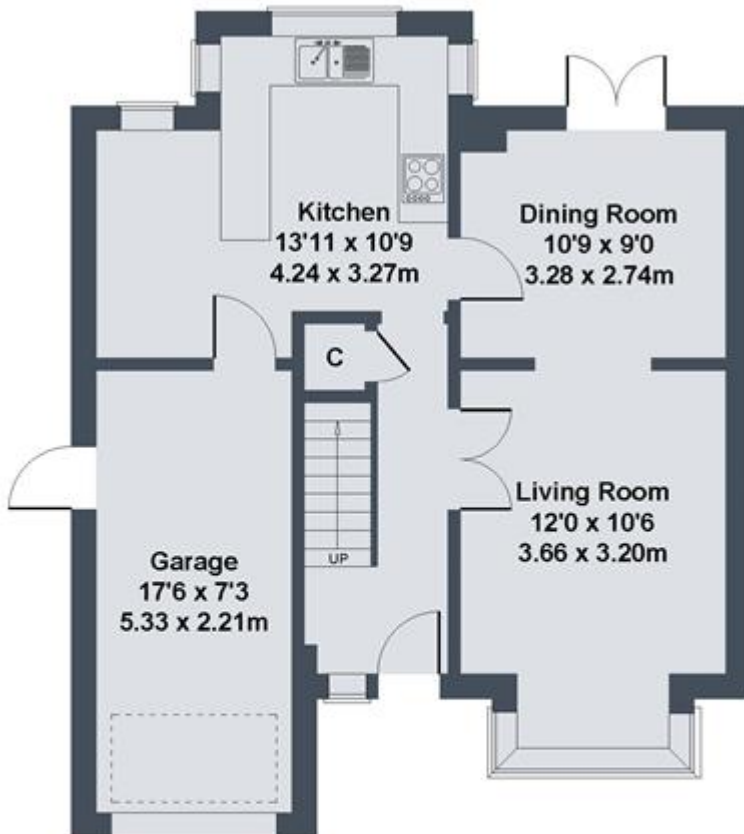


### **Additional Information**

The postcode is DL10 7UB, the Council Tax Band is E.



**7 St Paulinus Crescent, Catterick Village**



**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.