

# 12 Derby Way, The Chase, Catterick Garrison





**12 Derby Way, The Chase, Catterick Garrison.**

**Offers in the region of £339,950**

**Forming part of this highly regarded and conveniently positioned development, this most impressive and generous town house is beautifully presented throughout and makes an excellent family home. To the ground floor there is a living room, a fantastic dining kitchen and a cloakroom. The first floor features two double bedrooms, with the master bedroom being ensuite. The second floor has two further double bedrooms and the house bathroom. Externally there is a South facing garden with a decked seating area, driveway parking and a garage. An early inspection is strongly advised!**





### **Entrance Hallway:**

Accessed through a contemporary styled door, the hallway has a radiator and stairs to the upper floors.

### **Living Room:**

A lovely, dual aspect room having a window to the front and a pair of French doors to the rear, both fitted with plantation shutters. There are two radiators and a TV point.

### **Dining Kitchen:**

A great space, perfect for modern family living.

The dining area has a radiator and a window to the front with plantation shutters.

The impressive kitchen is fitted with a range of quality wall and base units with complimenting countertops. Integrated into the units are a Rangemaster cooker with extractor over and a dishwasher. The window overlooks the rear garden and there is a radiator.

### **Rear Lobby/Utility:**

With a range of fitted storage units and a washing machine. A half glazed door gives access to the garden.

### **Cloakroom:**

Having a WC, a wash hand basin and a radiator.

### **First Floor:**

#### **Bedroom 1:**

A large dual aspect double bedroom with windows to the front and rear with plantation shutters. There is fitted wardrobes, a TV point and a radiator.

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

#### **Bedroom 2:**

A dual aspect double bedroom with windows to the front and rear, a TV point and a radiator.

### **Second Floor Landing:**

With a feature arched window with a South facing aspect, an airing cupboard and loft access.

#### **Bedroom 3:**

A dual aspect double bedroom with windows to the front and rear, a TV point and a radiator.



### **Bedroom 4:**

A dual aspect double bedroom with windows to the front and rear, a TV point and a radiator.

### **Bathroom:**

Fitted with a modern white suite that comprises a bath with a shower over, a WC and a wash hand basin. There is a radiator and a window.

### **External**

To the front the property has a low maintenance forecourt garden.

The South facing rear garden enjoys the sun throughout the day. It is mainly lawned and has a decked seating area making the perfect space for relaxing.

The **Garage** has an electric roller door and a door to the garden.

There is driveway parking and an electric car charging point. To the side there is space for parking a second car.







### **Additional Information**

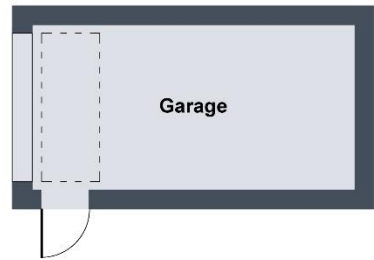
The postcode is DL9 4GJ and the Council Tax Band is D.

The property has the benefit of gas central heating and solar panels to the roof.

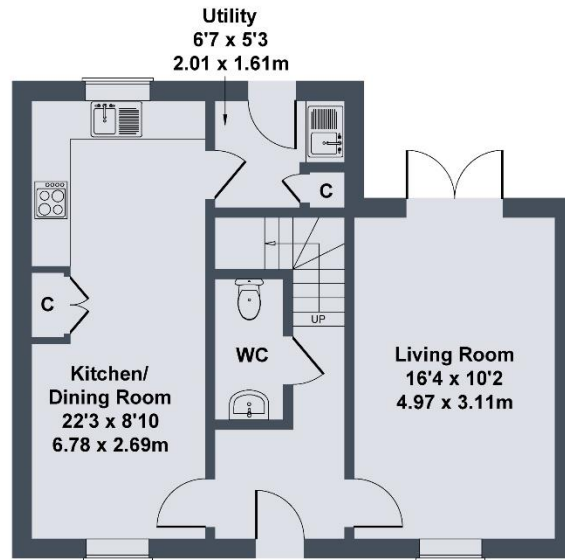
The plantation shutters that are fitted to the windows throughout the house will be included in the sale.



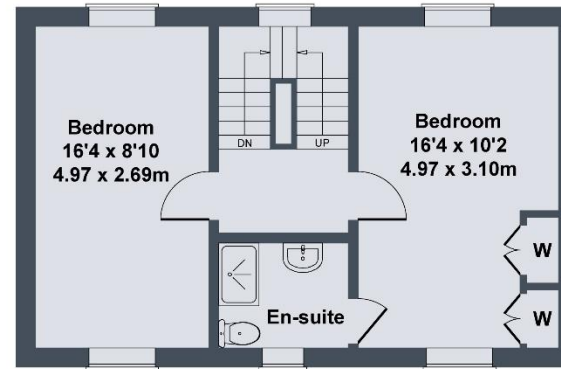
## 12 Derby Way



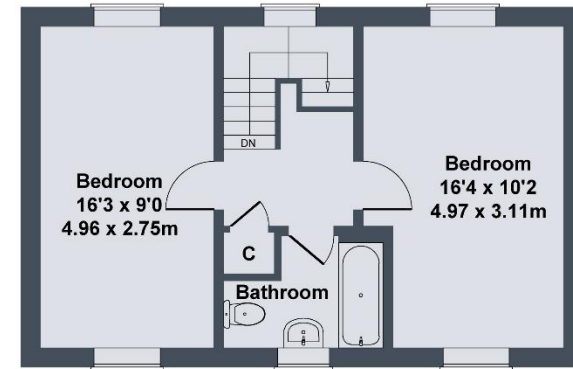
**GARAGE**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND 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.

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