



## 4 Hipswell, Hipswell Village

### Offers in The Region of £495,000

Located in this very popular and conveniently positioned part of Catterick, this most impressive detached period property benefits from well planned and generous living spaces that will appeal to a variety of buyers. To the ground floor there is a living room with a multi fuel stove, a large open plan kitchen, a dining room, a family room, a study and a cloakroom. The first floor has three bedrooms, the master having an ensuite, and a family bathroom. Externally there is driveway parking, a generous South facing garden and a fantastic Annexe providing additional living spaces. An early inspection is strongly advised!

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

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### **Entrance Lobby:**

Accessed through a part glazed upvc door providing useful space for outdoor wear.

### **Living Room:**

A lovely room, set around the feature fireplace which houses a multi fuel stove. There is timber panelling effect detailing to the walls, a radiator, a wall mounted TV point and a upvc double glazed window to the front of the property.



### **Study:**

A great space for those who work from home.

### **Open Plan Living Kitchen:**

A large open plan living kitchen making the perfect space for modern living.



The Kitchen is fitted with a range of cream wall and base units with complimenting countertops.

Integrated into the units are a gas hob and an electric oven with an extractor over and a dishwasher. There is a central island, a feature stone wall and a upvc double glazed window.



A pair of doors leads from the seating area to the Dining Room.

### **Dining Room:**

With ample space for family dining and having a window overlooking the garden.



### **Family Room:**

A great space for relaxing as a family and having a bar area and a door to the garden.

### **Cloakroom:**

With a WC and a wash hand basin.

### **First Floor Landing:**

With a built in cupboard and loft access.



### **Bedroom 1:**

A large double bedroom with a fitted wardrobe, a radiator, a TV point and a upvc double glazed window.



The **Ensuite** has a shower enclosure, a WC and a wash hand basin.

### **Bedroom 2:**

A double bedroom with a radiator, a TV point and a upvc double glazed window.

### **Bedroom 3:**

With a radiator and a upvc double glazed window.

### **Bathroom:**

Fitted with a modern white suite that comprises a jacuzzi bath with a shower over, a WC and a wash hand basin.



### **External**

The property sits well back from the road behind a lawned garden and a block paved driveway. A gated path to the side leads to the rear of the property.

The South facing rear garden enjoys the sun throughout the day. There is a paved patio, a covered seating area, a private patio area suitable for a hot tub and a lawned garden.



The **Annexe** is an excellent addition which features a double bedroom with an ensuite shower room.



This is ideal as additional living space or could be utilised for Airbnb.

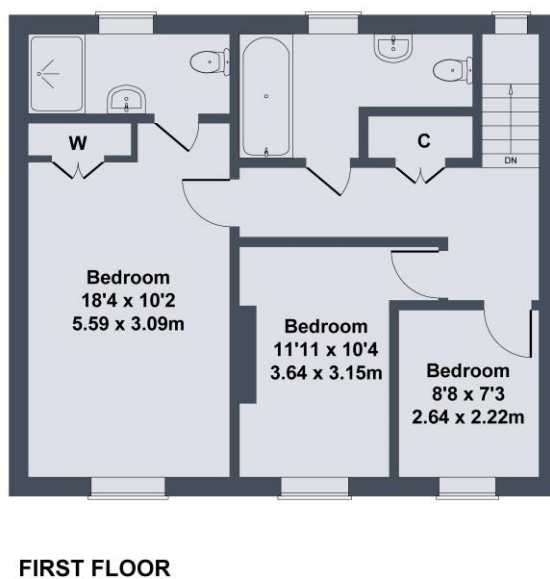
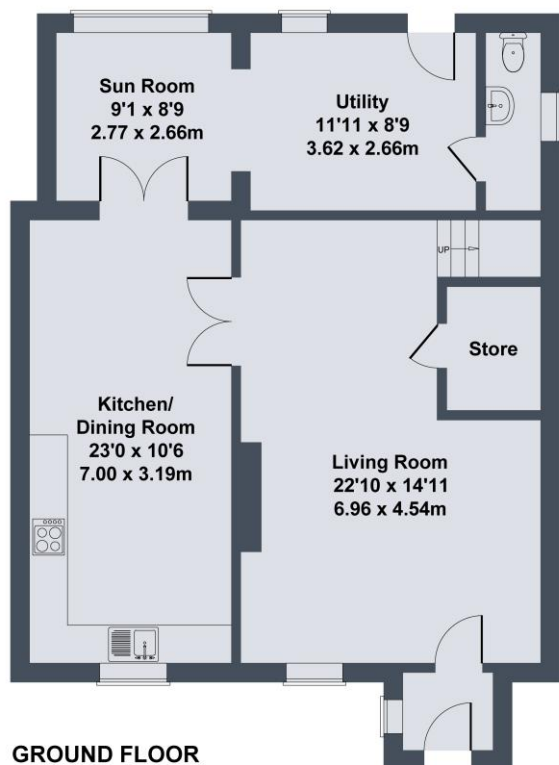
### **Additional Information**

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

The gas fired boiler is located in the kitchen.



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**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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