



## 2 Wetherby Close, Catterick Garrison

Offers Over £325,000

In a very popular quiet cul de sac position and with an open aspect to the front, this immaculately presented four bedroomed detached house makes an excellent family home. To the ground floor is a bright living room, a fantastic open plan kitchen diner, a utility room and a cloakroom, whilst to the first floor are four double bedrooms, two of which have ensuite facilities and a family bathroom. Externally, to the front is off road driveway parking, whilst to the rear is a lovely landscaped garden. Offered to the market CHAIN FREE, an early inspection is strongly recommended!

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

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### **Entrance Hall:**

Accessed through a composite front door, the welcoming hallway has a window to the front of the property, an inset mat, a radiator and a handy understairs storage cupboard with light and shelving.

### **Living Room:**

A dual aspect room with windows to the front and side of the property, providing plenty of light. There is a TV point and a radiator.



### **Cloakroom:**

With a frosted window to the side of the property, a wc, a sink unit with storage and a mixer tap and a heated towel rail.

### **Kitchen:**

The kitchen provides a perfect space for family dining and is flooded with light with a window and doors to the rear garden.

Comprising a range of cream gloss wall and base units with complimenting countertops and tiled splashbacks, integrated is a gas hob with extractor over, a double oven, a stainless steel sink with drainer and a mixer hose tap and a fridge freezer.



### **Utility Room:**

With additional units and worktop space, with plumbing for a washing machine, space for a tumble drier, a stainless steel sink with drainer, tiled splashbacks and a fire door to the garage.



### **Landing:**

With loft access, a window to the front of the property and a large cupboard with shelving.

### **Bedroom 1:**

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





**Ensuite:**

Comprising a cubicle with a mains fed shower, a wc, a sink unit with storage, a sink unit with storage, tiled walls and a frosted window to the side of the property.

**Bedroom 2:**

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



**Ensuite:**

Comprising a cubicle with a mains fed shower, a wc and a sink unit with storage.

**Bedroom 3:**

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



**Bedroom 4:**

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



**Bathroom:**

With a panelled bath with a mains fed concealed control shower over, a wc, a sink unit with storage, a heated towel rail and a frosted window to the rear of the property.



**External:**

To the front of the property is a decked seating area and off road parking for multiple cars. Whilst to the rear of the property is a lovely landscaped garden, mostly lawned with a patio area with a pergola over and shrubbed borders. The single garage has power, light and an up and over door.

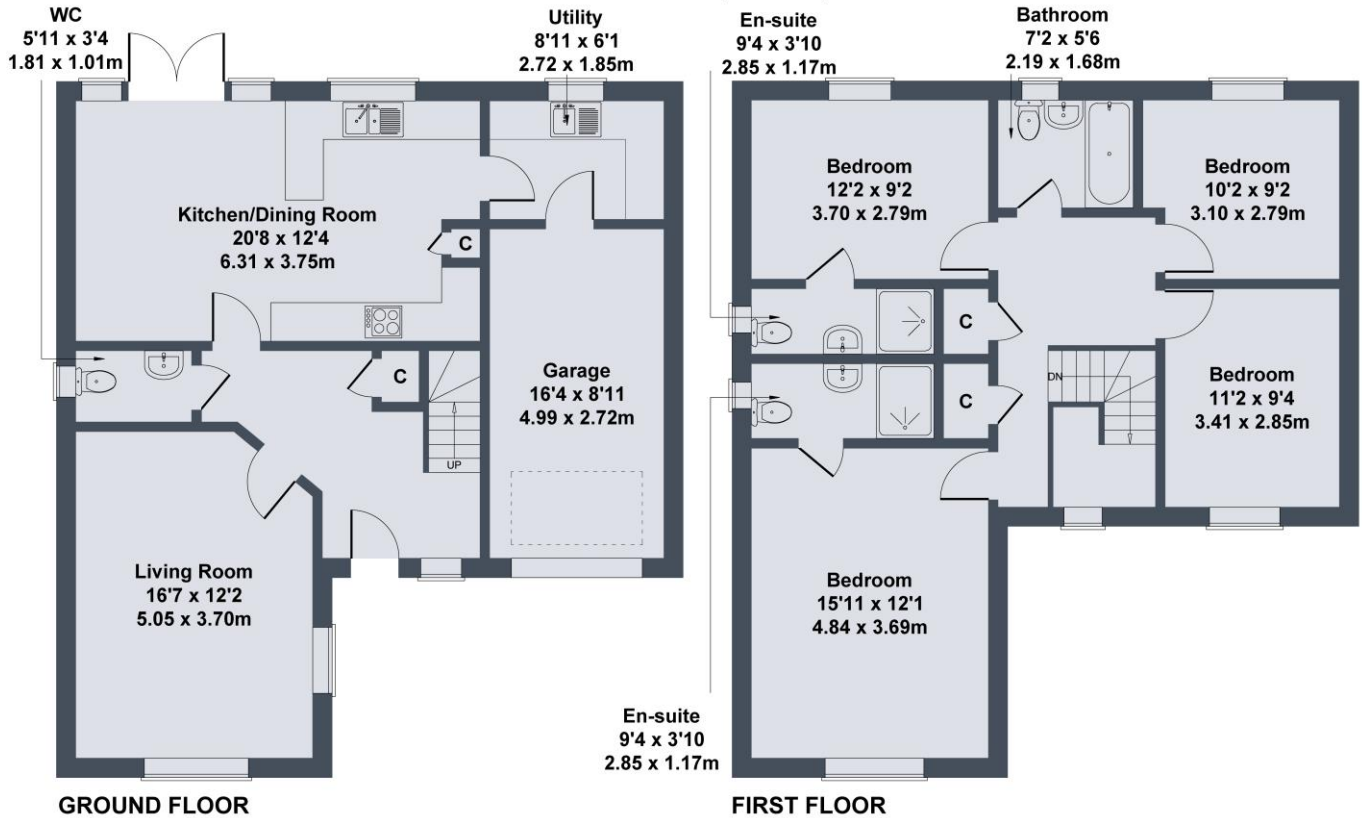


**Additional Information:**

The Postcode is DL9 4BU, the Council Tax Band is E.

## 2 Wetherby Close, Colburn

Approximate Gross Internal Area  
1615 sq ft - 150 sq m



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.