



## 5 Horseshoe Close, Catterick Garrison

Offers in The Region of £240,000

Situated on this very popular development and being set back from the road in a quiet position with an open aspect to the front, this immaculately presented semi detached house offers spacious living spaces perfect for a range of Buyers. To the ground floor there is a generous living room, a conservatory, a cloakroom and an open plan dining kitchen, whilst to the first floor there are three double bedrooms, the master being ensuite, and the family bathroom. Externally there is a garden and a garage. An early inspection is strongly recommended!

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



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## **Entrance Hall:**

Accessed via a part glazed front door, the welcoming hallway has a radiator and stairs to the first floor.

## **Cloakroom:**

With a wc, a pedestal sink with a mixer tap, an extractor fan and a radiator.

## **Living Room:**

The living room is light and airy, with a window to the front of the property, double glazed French doors to the conservatory, a TV point and two radiators.



## **Conservatory:**

Fully double glazed and with double doors to the rear garden.



## **Dining Kitchen:**

Providing ample space for family dining, with windows to the front and rear of the property and a radiator.



The kitchen comprises a range of wall and base units with complimenting countertops, integrated is a fridge freezer, an electric oven, a gas hob with an extractor fan over and a stainless steel sink with drainer.



The utility area provides additional worktop space and plumbing for a washing machine, the gas central heating boiler is located in the utility room.

## **First Floor Landing:**

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

### **Bedroom 1:**

A double bedroom with fitted furniture, a radiator and a window to the rear of the property.



### **Ensuite:**

The ensuite shower room comprises a mains fed shower, a sink unit with storage, a wc, a heated towel rail and a window to the front of the property.

### **Bedroom 2:**

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



### **Bedroom 3:**

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



### **Bathroom:**

Comprising a white three piece suite; a wc, a pedestal sink and a panelled bath with a glass screen and a dual headed shower over. There is a radiator and a window to the front of the property.



### **External:**

To the front of the property is a lawned garden with flower beds, whilst to the rear of the property is a lovely South facing lawned garden with a patio area, a shed, a cold water tap and a personnel gate leading to the garage. The garage has power, light, an up and over door and driveway parking to the front for one car.



### **Additional Information:**

The Postcode is DL9 4GB, the Council Tax Band is C.



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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.