



5 Constantine Grove, Colburn

Offers in The Region of £155,000

Sitting in a quiet cul de sac position, in this very popular area, this well presented semi detached house provides generous living spaces which are complimented with a mature garden, a garage and driveway parking. To the ground floor there is a living room with multi fuel stove and a dining kitchen, with the first floor having two double bedrooms and a modern shower room. Externally there are well tended mature gardens, driveway parking and a garage. An early inspection is strongly recommended!

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

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Entrance Lobby:

Accessed through a part glazed upvc door and having a radiator and timber wall panelling.

Living Room:

A bright room as a result of the south west facing upvc double glazed window to the front of the property.



There is a TV point, a radiator, timber wall panelling and a fireplace housing a multi fuel stove.



Dining Kitchen:

With ample space for a table, the kitchen is fitted with a range of units with complimenting countertops. Integrated into the units are a gas hob and an electric oven. There is plumbing for a washing machine and dishwasher, space for a tumble drier, a radiator, a upvc double glazed window overlooking the garden and a walk in larder cupboard.



A part glazed upvc door gives access to the rear of the property.



First Floor Landing:

With loft access and a upvc double glazed window.

Bedroom 1:

A large double bedroom with fitted wardrobes, a radiator, timber wall panelling and two upvc double glazed windows with a south west aspect.



Bedroom 2:

A double bedroom with fitted cupboard, a radiator and a upvc double glazed window overlooking the garden.



Shower Room:

A very well appointed shower room having a large walk in enclosure with a dual headed shower, a WC and a wash hand basin set into a vanity unit with useful storage. There is a heated towel rail and a upvc double glazed window.



External

The property sits back from the road behind a well stocked mature garden and a driveway providing off street parking. The impressive rear garden has been lovingly developed and features a lawn with mature beds and trees, a green house and a secluded decked seating area.



The Garage has an electric roller door, a door to the garden and has power and light connected.



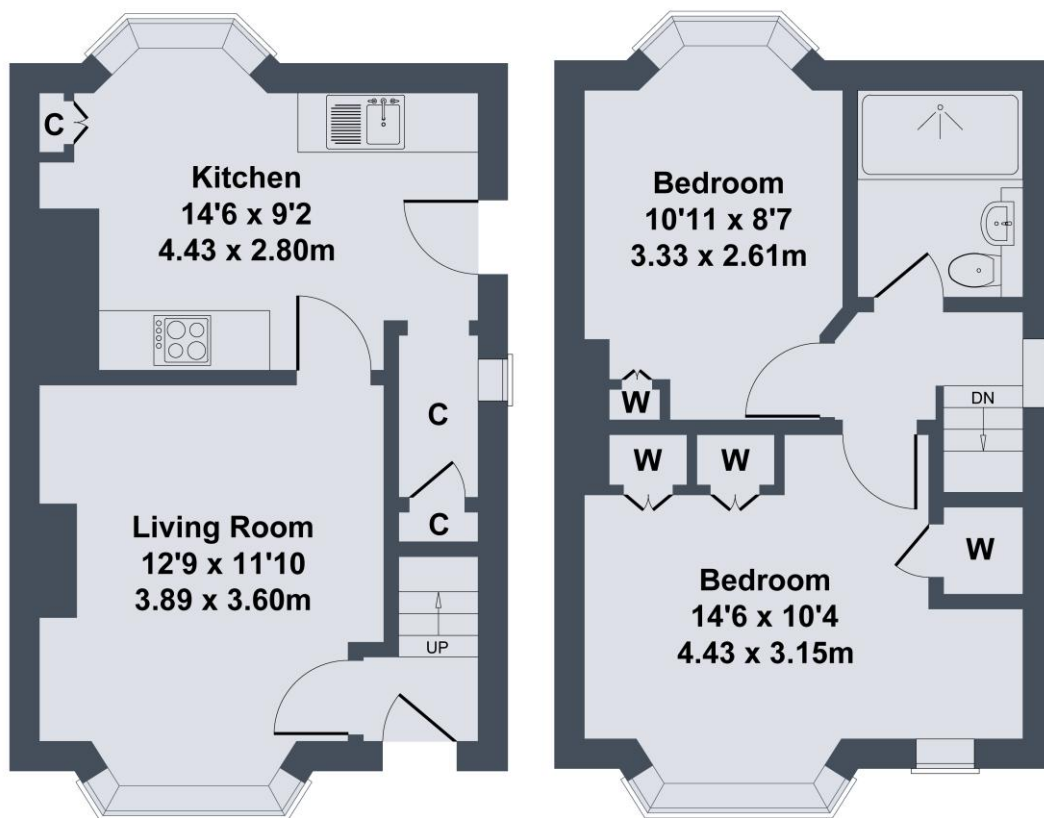
Additional Information

The postcode is DL9 4RE and the Council Tax Band is B.

The gas central heating boiler is located in the kitchen.



5 Constantine Grove, Catterick Garrison, DL9 4RE



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.

Produced by Potterplans Ltd. 2025

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.