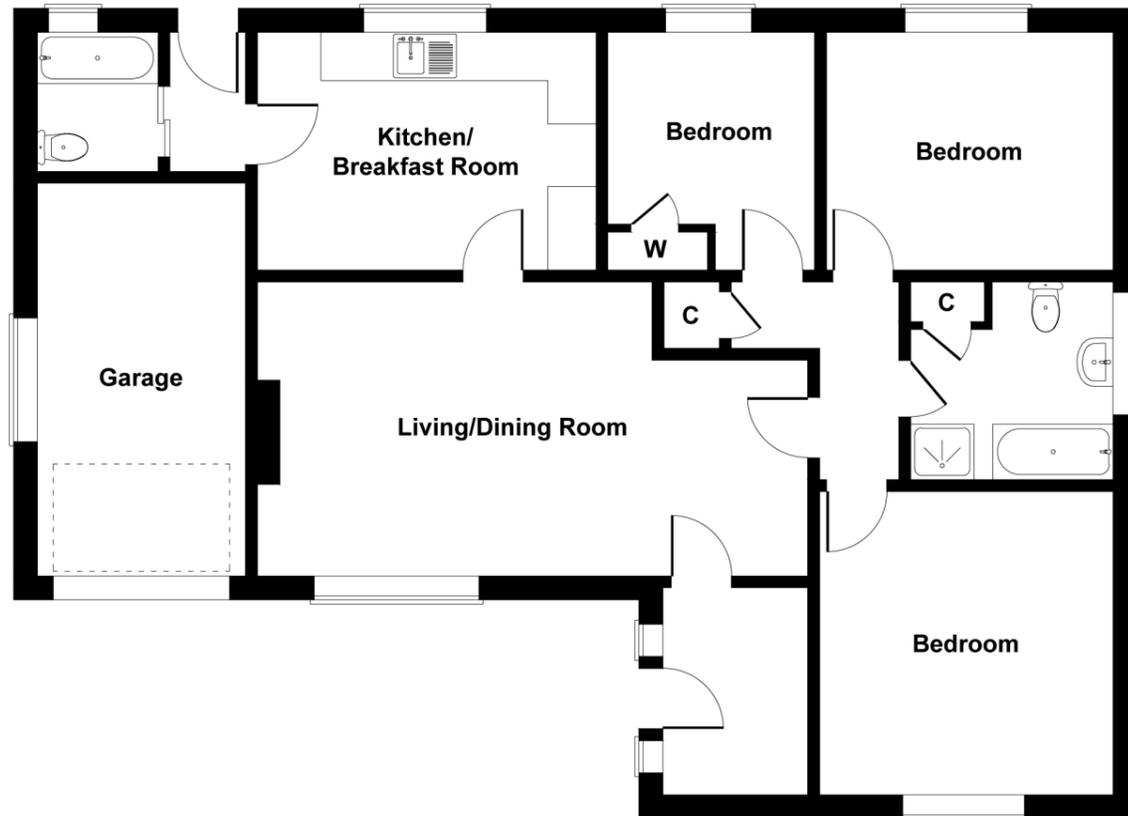


5 Killerby Drive, Catterick Village



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. 2024

**5 KILLERBY DRIVE
CATTERICK VILLAGE**



Enjoying a private setting in good-size gardens a substantial detached bungalow providing spacious three-bedroom accommodation finished to a high standard with quality fittings and garage close to the village green, good local amenities, regional market towns and main road communications.

ENTRANCE HALL – LIVING/DINING ROOM – KITCHEN – UTILITY/WC – BATHROOM/WC - 3 BEDROOMS – GARAGE - GARDENS

GAS CENTRAL HEATING

DOUBLE GLAZING

Offers Over £275,000

5 Killerby Drive, Catterick Village, Nr. Richmond, DL10 7NB

The accommodation briefly comprises.....

ENTRANCE HALL:

(7'11" x 5'11") With double-glazed panelled entrance door and side screens, cloaks area and double doors to....

LIVING ROOM/DINING ROOM:

(11'10" x 22'4") Enjoying good natural light with window to the front, a spacious living room having ornate fireplace surround and dining area.



KITCHEN:

(9'7" x 13'10") Fitted with range of high-quality units with worksurfaces, built-in oven, hob, dishwasher, fridge and freezer with large corner pantry cupboard.



REAR HALL:

With panelled door to the gardens.

UTILITY/WC:

Having sink unit with worksurface, plumbing points, power points and tiled floor.

INNER HALL:

With built-in cupboard.

BATHROOM/WC:

(8'1" x 8'1") Having panelled bath, wash-hand basin, walk-in shower, tiled surrounds, WC, heated towel rail and underfloor heating.



BEDROOM 1:

(11'8" x 9'8") A good-size bedroom overlooking the rear gardens.



BEDROOM 2:

(8'8" x 9'8" max.) Again to the rear of the property and with built-in wardrobe.



BEDROOM 3:

(11'8" x 9'9") A further a good-size bedroom to the rear of the property.

GARAGE:

(8'1" x 16'8") An attached single garage with light and power and personal door to the rear hall.

GARDENS:

Lawned gardens stretching to the front of the property with block-paved driveway and paths, raised gravelled borders with mature hedging and side gateway to....

Raised terrace gardens to the side opening to....



An extensive gravelled rear courtyard garden with neat timber fencing surrounds and garden shed.

Finer Information

- **Tenure:** Freehold
- **Services:** The property is connected to mains gas, electricity, water and drainage.
- **Broadband & Mobile:** Standard broadband connected at the property via TalkTalk with mobile coverage provided by O2. Please check the Ofcom website for other suppliers available.
- **Council Tax Band:** D
- **EPC Rating:** D67
- **Heating:** Gas fired central heating.
- **Note:** New roof and solar panels installed in 2022/23.