

Oak Tree Avenue Scotton Catterick Garrison DL9 3RE Price £220,000



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20 Oak Tree in Scotton, a lovely 3 bed semi which sits on a generous corner plot and offers ample outdoor space with the benefit of privacy, thanks to the mature hedging surrounding the property.

To the ground floor you will find a welcoming and spacious living room, beautifully designed around the feature fireplace. The fireplace boasts a stove-effect gas fire with a stone hearth and a timber lintel, creating a cozy and inviting ambiance. A recently updated dining kitchen fitted with a range of quality wall and base units, complemented by stylish countertops and a useful breakfast bar, UPVC double glazed doors open out onto the rear garden, allowing for an easy flow between indoor and outdoor living spaces.

The first-floor landing offers access to all three bedrooms and the tastefully updated bathroom, along with an airing cupboard and loft access via a convenient drop-down ladder.

- Bedroom One: A generously sized double bedroom with fitted wardrobes and a dual aspect, allowing plenty of natural light to fill the room.
- Bedroom Two: Another spacious double bedroom, ideal for additional family members or guests.
- Bedroom Three: A single bedroom, perfect for use as a child's room, home office, or study.

This property truly shines with its outdoor space. The corner plot is enclosed by mature hedging, offering both privacy and an enhanced feeling of seclusion. A gated driveway to the side provides ample off-street parking and leads to the detached garage.

The rear garden is primarily laid to lawn, surrounded by mature, well-stocked borders and fruit trees, giving a natural and serene atmosphere. The paved seating area is ideal for outdoor dining, relaxing, or entertaining guests, offering a perfect view of the garden's greenery.







- Corner Plot
- Detached Garage
 - New Kitchen
- Beautifully presented
 - 3 Bedrooms
 - Lovely Garden





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OAK TREE AVENUE, SCOTTON, DL9 3RE.

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Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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