



## 4 Church Green Meadows, Catterick Village DL10 7BU

**\*\*CHAIN FREE\*\***

Situated within the heart of Catterick Village is this stunning stone build three bedroom semi detached property. Set over three floors and comprising of hallway, lounge, kitchen/dining Room, w.c. Underfloor heating throughout the downstairs including w.c. To the first floor there are two bedrooms and a family bathroom. The third bedroom is situated on the top floor with a shower room. There is an enclosed walled garden to the rear, a large garage (6.1m 3.2m) and driveway providing off road car parking for two vehicles. The home is located in a private, exclusive courtyard development and finished to an incredibly high standard and is available with no onward chain.

EPC Rating B - Council Tax Band C

**£325,000**

### LOCATION

Catterick Village provides good transport links North & South via the A1. The village amenities including a number of public houses, doctors surgery, shop, garage & primary school.

### DIRECTIONS

Proceed out of Northallerton on the A684 towards the A1 & Bedale. Continue through Ainderby Steeple and Morton on Swale. Continue over the River Swale & follow signs for the A1. Head North on the A6055 for approximately 6 miles taking the turn off for Catterick. Proceed through the village and turn left on to High Green. After approximately 140 yards, Church Green Meadows is located on the right.

### ENTRANCE

With a double glazed entrance door, wooden herringbone flooring and half panelled walls.

### LIVING ROOM

11'5" x 13'5" (3.5m x 4.1m)

With front facing double glazed window, wooden herringbone flooring with underfloor heating and panelled wall.





**KITCHEN/DINER**

14'9" x 13'5" (4.5m x 4.1m)

With rear facing double glazed windows and double glazed french doors leading out to the rear garden, fitted kitchen with a range of wall, base and drawer units with quartz worktops, electric oven, gas hob, feature glass splash back, extractor hood, stainless steel sink unit with mixer tap, integrated dishwasher, integrated washing machine and integrated fridge freezer, under stairs store cupboard and tiled flooring with under floor heating.



**W/C**

5'10" x 3'7" (1.8m x 1.1m)

With a w.c, wash hand basin with a vanity cupboard beneath and tiled flooring.

**FIRST FLOOR LANDING**

Spacious galleried landing with front facing double glazed window, central heating radiator and half panelled walls.



**BEDROOM 1**

8'6" x 13'5" (2.6m x 4.1m)

With rear facing double glazed window and radiator.



**BEDROOM 2**

15'1" x 13'5" (4.6m x 4.1m)

With front facing double glazed window and radiator.





**BATHROOM**

5'10" x 7'10" (1.8m x 2.4m)

With rear facing double glazed window, a 3-piece white suite comprising of panelled bath with shower over and glass shower screen, w.c, wash hand basin with vanity cupboard beneath, heated towel rail, tiled walls and flooring.



**BEDROOM 3**

11'5" x 12'1" (3.5m x 3.7m)

With rear facing Velux roof windows, two eves storage cupboards, and a radiator.



**EN-SUITE**

5'10" x 3'11" (1.8m x 1.2m)

With a shower cubicle, w.c, wash hand basin, and tiled walls.



GARDEN

Walled rear garden mostly laid to lawn with patio area and access to large garage (6.2m x 3.2m.)





## EXTERNAL



## MORTGAGE &amp; FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ). Minimum age 18.

## CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

## VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

## MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** N/A

**WATER METER:** Yes

**PARKING ARRANGEMENTS:** Off road parking for two cars and a garage.

**BROADBAND SPEED:**

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** N/A

**MOBILE PHONE SIGNAL:** No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



TOTAL FLOOR AREA : 1276 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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