



4 Queens Close, Catterick Village, DL10 7LR
Offers over £350,000



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IDEAL Family Home - A spacious 4 Double BEDROOM DETACHED HOUSE situated in a small cul-de-sac, for Sale with NO ONWARD CHAIN. 6.34m x 3.93m/20'9" x 12'10" KITCHEN/DINING ROOM, LOUNGE & 4.00m/13'1" OFFICE/SNUG; 4 Double BEDROOMS, BATH/SHOWER ROOM & EN-SUITE. Enclosed GARDEN, GARAGE & PARKING. Gas Central Heating & UPVC Double-glazing. CATTERICK VILLAGE is a sought-after community village with Primary Schooling, a Co-op local store, a Pub, a Health Centre & Pharmacy, Car Service Station, Café & Fish & Chip Shop etc. There is also a large sports ground & just outside the village is Catterick Racecourse. Close by are pleasant Walks & Cycling. Historic Richmond market town is about 5 miles & there is good access to the A1(M) & A66. There is a good bus route to Richmond & Darlington.

ENTRANCE HALL

Composite front door with side screen & stairs to first floor with large STORE CUPBOARD under with light point.

OFFICE/SNUG 4.00m x 2.78m (13'1" x 9'1")

A large, versatile room with UPVC double-glazed window to front.

LOUNGE 5.58m x 3.58m (18'3" x 11'8")

A sizeable room with feature fireplace & UPVC double-glazed windows to front & side, & double doors to:

KITCHEN/DINING ROOM 6.34m x 3.93m (20'9" x 12'10")

A great family & entertaining space fitted a range of under-lit wall & floor units with worktops & inset 1 & ½ bowl sink; integrated electric oven & 4-ring gas hob with extractor over, integrated fridge, freezer & dishwasher. Down-lighting. UPVC double-glazed window & twin UPVC double-glazed doors with side screens to rear. Door to:

UTILITY ROOM 2.87m x 1.94m (9'4" x 6'4")

Fitted floor units with worktops & inset sink; plumbing for washing machine & space for dryer. Wall-mounted Remeha gas boiler. UPVC double-glazed window to rear, UPVC double-glazed door to outside & door to:

WASHROOM/WC

Washbasin, WC & UPVC double-glazed window to side.

FIRST FLOOR LANDING

Built-in cupboard with hot-water cylinder & shelving. Hatch to loft.

Double BEDROOM 1. 4.16m min x 3.59m (13'7" min x 11'9")

UPVC double-glazed windows to front & door to:

EN-SUITE 2.61m x 1.94m (8'6" x 6'4")

Walk-in shower area with glass screen, washbasin & WC. Towel radiator, down-lighting & UPVC double-glazed window to side.

Double BEDROOM 2. 3.72m min (4.73m max) x 3.63m min (12'2" min (15'6" max) x 11'10" min)

Plus built-in wardrobes, further wardrobe/dresser space & UPVC double-glazed windows to front.

Double BEDROOM 3. 3.62m x 3.39m (11'10" x 11'1")

UPVC double-glazed windows to rear with open view.

Double BEDROOM 4. 3.72m min x 2.73m (12'2" min x 8'11")

Including built-in wardrobes. UPVC double-glazed windows to rear with open view.

Family BATH/SHOWER ROOM 3.39m max (2.65m min) x 1.90m

Shaped panelled bath with shower over, washbasin & WC. Towel radiator & UPVC double-glazed window to rear.

OUTSIDE

Twin wooden 5-bar gates from the main road lead into the block-paved courtyard with a boundary wall with wrought iron gates to block-paved parking for 3 cars leading to:

GARAGE 5.34m x 2.66m (17'6" x 8'8")

Up & over door, strip-lighting & light. UPVC double-glazed window & door to side.

FRONT GARDEN

Lawned garden with flower/shrub borders (Potential EXTRA Parking). Gate to:

Enclosed REAR GARDEN

Lawned & enclosed by fencing & hedging with paved areas, outside light point & cold-water tap.

NOTES

- (1) Freehold
- (2) Council Tax Band: E
- (3) EPC: TBA
- (4) Maintenance of shared access: The owner to pay 25% of the costs for maintaining & repairing the Accessway/entrance Gate.
- (5) Mains Water, Electricity, Gas & Drainage.



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Not to Scale

FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	78	
(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



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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