



23 Bluebell Walk, Colburn, Catterick Garrison, DL9 4WB
Offers over £230,000



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Nestled in Bluebell Walk, Colburn, Catterick Garrison, this delightful detached house offers a perfect blend of comfort and modern living. With three generously sized bedrooms, this property is ideal for families or those seeking extra space. The well-appointed layout includes a welcoming reception room, providing a warm and inviting atmosphere for both relaxation and entertaining.

The house boasts two bathrooms, ensuring convenience for all occupants. The property is very well presented and ready for you to move in. The corner plot enhances the appeal, offering a sense of privacy and ample outdoor space for gardening or leisure activities.

For those with vehicles, the property features parking for up to two vehicles, along with a detached garage, providing additional storage or workshop space.

Given its excellent condition and desirable location, early viewing is highly recommended to fully appreciate all that this lovely home has to offer. This property is a wonderful opportunity not to be missed.

LOUNGE 4.86 x 4.45 (15'11" x 14'7")

A light and airy room at the front of the property with a UPVC double glazed window, two central heating radiators, staircase leading to the first floor, tv aerial point and part glazed door leading into the kitchen / dining room.

KITCHEN / DINING ROOM 4.86 x 3.16 (15'11" x 10'4")

An inviting room at the rear of the property with a range of wall, base and drawer units, wooden effect worktops, zanussi electric oven with a gas hob, stainless steel extractor hood over, stainless steel sink unit with mixer tap over, tiled splash back, glass display cabinet, integrated washing machine, plumbed for a dishwasher, cloaks cupboard, tiled flooring, central heating radiator. UPVC double glazed window and double glazed French doors leading out to the rear garden.

DOWNSTAIRS W.C

A white suite with a wash hand basin and w.c, part tiled walls, tiled floor and a central heating radiator.

FIRST FLOOR

LANDING

With a central heating radiator and loft hatch providing access into the roof space, there is a loft ladder and a light.

BEDROOM 1 3.89 x 3.14 (wardrobes additional) (12'9" x 10'3" (wardrobes additional))

At the front of the property with a UPVC double glazed window, fitted robes, central heating radiator and tv aerial point.

BEDROOM 2 3.40 x 3.20 (11'1" x 10'5")

At the rear with a UPVC double glazed window and central heating radiator.

BEDROOM 3 3.39 x 1.95 (11'1" x 6'4")

At the rear with a UPVC double glazed window, central heating radiator and half panelled walls.

BATHROOM

With a white suite comprising of bath, wash hand basin with a vanity cupboard beneath, w.c, tiled walls, spot lights, towel radiator, UPVC double glazed window and extra large wall mirror.

EN SUITE

Having a shower cubicle, w.c, wash hand basin, towel radiator, spot lights and UPVC double glazed window.

EXTERNALLY

Situated on a generous corner plot. To the front of the property there is a a block paved driveway for parking of two vehicles and a lawned area to the front. There is a welcome light to the front door.

To the rear there is a generous sized enclosed garden having a lawn with borders, external cold water tap and a security light. There is a gate leading out to the front driveway.

GARAGE

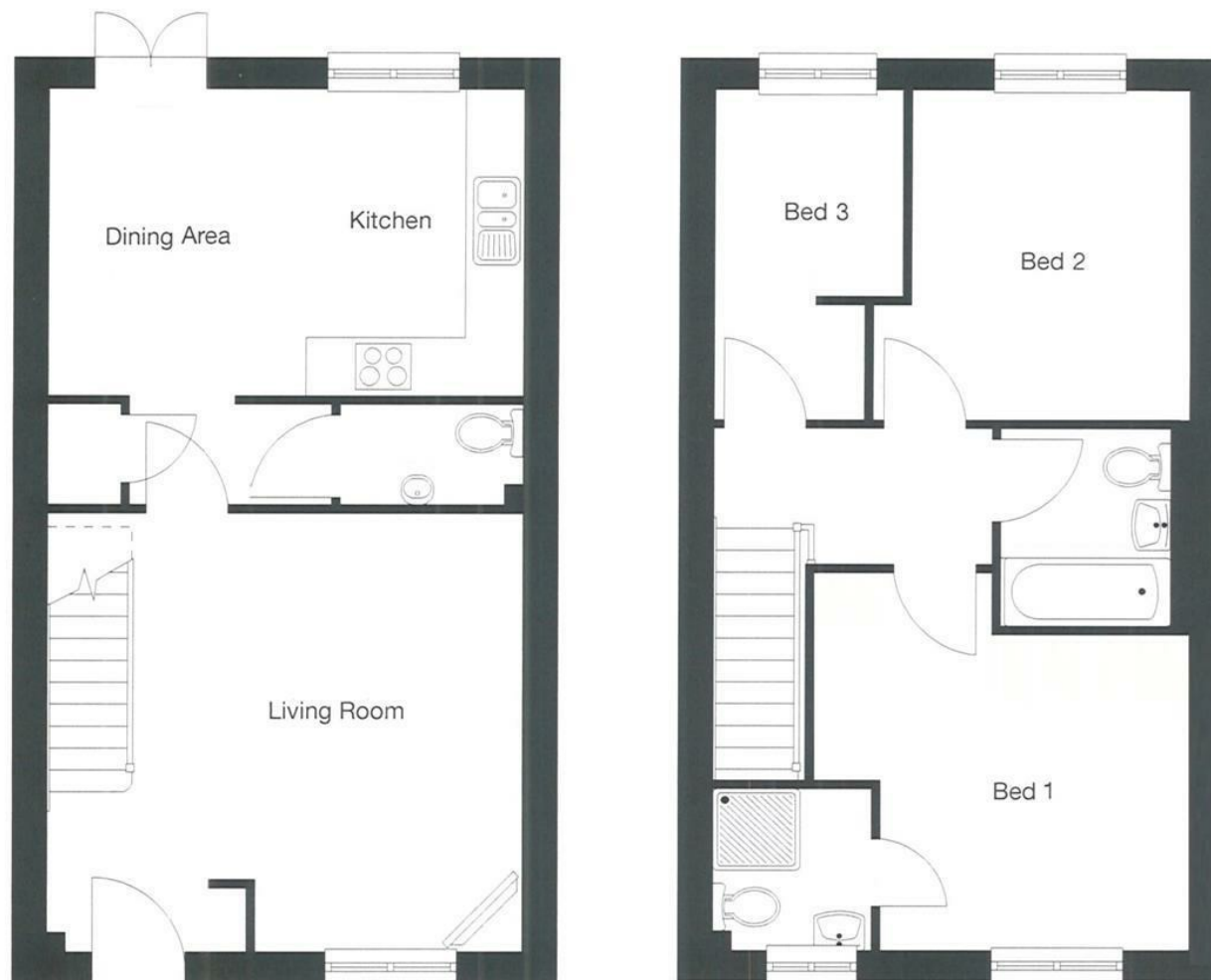
Detached garage with an up and over door, power and lighting.

NOTES

- (1) FREEHOLD
- (2) COUNCIL TAX BAND C
- (3) GREEN FEES covering the communal green areas of circa £130 per year 2025/26 - Paid.



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Energy Efficiency Rating

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