



28 Albermarle Drive, Catterick Garrison, Yorkshire, DL9 4DT
Asking price £210,000



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*** NEW PRICE *** In the sought-after area of Albermarle Drive, Catterick Garrison, this semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property offers generous accommodation that is perfect for modern living.

Upon entering, you will find two inviting reception rooms. The dining room flows seamlessly into the conservatory, which bathes the area in natural light and offers a lovely view of the garden. The utility room and downstairs w.c add practicality to the home.

The exterior of the property features a large driveway that can accommodate up to four vehicles, along with a garage for additional storage or parking needs. The outdoor space is enhanced by a brick-built outbuilding, which presents a versatile opportunity for use as an office, playroom, gym, or even a bar, catering to your personal preferences and lifestyle.

Call today to book a viewing .

HALLWAY

With a double glazed entrance door, leading into the lounge.

LOUNGE 5.30 x 3.60 (17'4" x 11'9")

At the front of the property with a UPVC double glazed window, fireplace, central heating radiator, wooden effect flooring, coving and tv aerial point. Sliding glazed panelled doors lead into the dining room and doors to the kitchen and inner hallway.

KITCHEN 4.00 x 2.50 (13'1" x 8'2")

With a range of wall, base and drawer units, double tower oven and electric hob with a stainless steel extractor hood over, Breakfast bar, stainless steel sink unit with mixer tap, tiled splash back, central heating radiator, spot lights. A UPVC double glazed door leads to the side driveway and there is a UPVC double glazed window to the front.

DINING ROOM 3.10 x 2.50 (10'2" x 8'2")

With a central heating radiator and patio doors leading into the conservatory.

CONSERVATORY 2.50 x 4.70 (8'2" x 15'5")

With a central heating radiator, wooden effect flooring and a UPVC double glazed door leading out to the rear garden.

INNER HALLWAY

With a built in storage cupboard, staircase leading to the first floor and doors leading into the utility and bedroom 1.

BEDROOM 1

A double bedroom with a central heating radiator and a UPVC double glazed window.

UTILITY ROOM 1.72 x 1.50 (5'7" x 4'11")

With plumbing for a washing machine and space for a tumble dryer with a worktop over, UPVC double glazed window, a door leads into the downstairs w.c.

DOWNSTAIRS W.C

With a w.c

FIRST FLOOR

LANDING

With a large eave storage cupboard housing the central heating boiler.

BEDROOM 2 4.70 x 3.10 (15'5" x 10'2")

A double bedroom at the rear of the property with a velux double glazed window, central heating radiator, walk in wardrobe, cupboard over the stairs and spot lights.

BEDROOM 3 3.20 x 2.50 (10'5" x 8'2")

A double bedroom at the front with a large walk in cupboard, central heating radiator and UPVC double glazed window.

BATHROOM

With a wash hand basin set in a vanity unit with a cupboard beneath, w.c, bath with shower over and a glass shower screen, built in cupboard, tiled walls, extractor fan, UPVC double glazed window with obscured glass and loft hatch providing access into the roof void.

EXTERNALLY

With a tiered front garden and a long block paved driveway providing off road car parking for multiple vehicles, the driveway has a lean to car port.

Stepping out to the rear garden there is a covered porch with lighting, a gate leads to the driveway and a door leads into the garage.

The rear garden is tiered and has two patio areas, a garden shed and a brick built summerhouse with power and lighting, a great addition that could be used for a wide range of purposes.

GARAGE

With wooden doors, power, lighting, window to the rear and a door to the side leading into the garden.



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