



16 Willow View, Catterick Village, DL10 7PD



Marcus Alderson

7 King Street, Richmond, North Yorkshire, DL10 4HP

Tel: 01748 822711

Email: info@marcusalderson.co.uk

Website: www.marcusalderson.co.uk



Nestled in the charming Catterick Village, this cosy detached bungalow on Willow View offers a wonderful opportunity for those seeking a spacious and comfortable home. Set on a DESIRABLE CORNER PLOT, this property boasts THREE GENEROUSLY SIZED BEDROOMS, providing ample space for families or those looking to downsize without compromising on comfort.

The accommodation is designed to be both practical and inviting, making it an ideal choice for a variety of lifestyles. The bungalow features a well-appointed layout that maximises natural light and creates a warm atmosphere throughout. Additionally, the property includes a garage and parking, ensuring convenience for residents and visitors alike.

One of the standout features of this home is that it comes with NO ONWARD CHAIN, allowing for a smooth and efficient purchasing process.

Willow View is situated in a peaceful village setting, yet remains close to local amenities and transport links, providing the perfect balance of tranquillity and accessibility.

Offers over £250,000



HALLWAY

With a partially glazed UPVC entrance door, two wall lights, doors leading into the lounge, three bedrooms and family bathroom. There is a loft hatch providing access into the roof void, there is a loft ladder and light.

LOUNGE 6.02m x 3.05m (19'9" x 10'0")

At the front of the property with a large UPVC double glazed window letting in lots of natural light. Stone fireplace with an electric fire and a marble hearth, tv aerial point, coving and a glazed panelled door leading into the kitchen.

KITCHEN / DINING ROOM

KITCHEN AREA 3.20m x 2.95m (10'6 x 9'8)

Fitted with a range of wall and base units with worktops, corner display unit, glass display cabinet, cupboard housing the Worcester combi central heating boiler, plumbing for a washing machine, tiled floor, electric cooker point, one and a half bowl sink unit with mixer tap over, tiled splash back and coving.

DINING AREA 3.68m x 2.69m (12'1 x 8'10)

With tiled flooring, patio doors leading out to the side patio area and a UPVC double glazed door leading out to the side of the property.

BEDROOM 1. 3.84m x 3.07m (12'7 x 10'1)

A double bedroom with built in over the bed wardrobes, central heating radiator and UPVC double glazed window.

BEDROOM 2. 3.15m x 2.97m (10'4 x 9'9)

A double bedroom with a large built in wardrobe, central heating radiator and UPVC double glazed window.

BEDROOM 3. 9'9 x 7'11 (29'6" x 22'11" x 36'1")

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

FAMILY BATHROOM

Having a bath with shower tap attachment, w.c, wash hand basin, tiled walls, UPVC double glazed window and wall light.

EXTERNALLY

The property sits on a generous sized corner plot. with a lawned area to the front and side, circular feature patio and a driveway providing off road parking. To the side of the property there is an enclosed paved patio area, with a shed, cold water tap, external lighting and a UPVC double glazed door leading into the garage. There is a handy gravelled path at the rear of the property.

GARAGE

With an up and over door, power and lighting.







SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their
 sizes and locations, are approximate only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	67
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) 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		
England & Wales		EU Directive 2002/91/EC 