



25 Falcon Close, Scotton, Catterick Garrison, DL9 3RB





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Nestled in the tranquil setting of Falcon Close, Scotton, Catterick Garrison, this impressive detached house offers a perfect blend of space and comfort for family living. Boasting four well-proportioned bedrooms, this generous family home is designed to accommodate the needs of modern life.

The property is set on a substantial corner plot, providing ample outdoor space for children to play or for hosting gatherings with friends and family. The large driveway and double garage offer parking for up to four vehicles, ensuring convenience for residents and guests alike.

One of the standout features of this home is the inclusion of fourteen solar panels, which are owned outright, providing an eco-friendly energy solution and potential savings on utility bills. This thoughtful addition not only enhances the property's sustainability but also contributes to a more economical lifestyle.

Inside, the layout is both practical and inviting, making it an ideal choice for families seeking a spacious environment. Call today to arrange a viewing.

## Offers over £290,000





## **PORCH**

With a panel glazed door leading into the hallway.

## **HALLWAY**

With staircase to the first floor and door leading into the lounge and the dining room.

## **LOUNGE 7.44 x 3.42 (24'4" x 11'2")**

With a UPVC double glazed window to the front, brick fire surround with a gas fire, central heating radiator, tv aerial point, coving and patio doors leading into the conservatory.

## **CONSERVATORY 4.30 x 2.80 (14'1" x 9'2")**

A timber conservatory with two central heating radiators, fan ceiling light and two sets of double French doors leading out to the rear garden.

## **INNER HALLWAY**

With a handy store cupboard and doors leading into the lounge, kitchen and downstairs w.c.

## **DOWNSTAIRS W.C**

With a w.c and wash hand basin, part tiled walls and spot lights.

## **KITCHEN 3.05 x 2.94 (10'0" x 9'7")**

At the rear of the property with a range of wall, base and drawer units, plumbing for a washing machine, sink unit with mixer tap over, plumbing for a washing machine, wall mounted central heating boiler, electric oven, electric hob and extractor hood.

## **FIRST FLOOR**

### **LANDING**

With doors leading into the bedrooms and family bathroom.

## **BEDROOM 1 3.55 x 3.48 (11'7" x 11'5")**

A double bedroom with fitted robes with sliding mirrored doors. central heating radiator and UPVC double glazed window with far reaching views.

## **BEDROOM 2 4.07 x 3.66 (13'4" x 12'0")**

A double bedroom with fitted robes with sliding mirrored doors, airing cupboard housing the hot water tank, UPVC double glazed window and a central heating radiator.

## **BEDROOM 3 3.05 x 2.87 (10'0" x 9'4")**

With a built in cupboard, central heating radiator and UPVC double glazed window.

## **BEDROOM 4 2.82 x 2.10 (9'3" x 6'10" )**

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

## **FAMILY BATHROOM 2.24 x 1.91 (7'4" x 6'3")**

With a corner bath, having a mixer tap with a shower attachment, vessel wash hand basin with a cupboard beneath, w.c, towel radiator and UPVC double glazed window with obscured glass.

## **EXTERNALLY**

The property sits on a generous sized corner plot. To the front of the property there is a large block paved driveway providing off road parking for multiple vehicles.

To the rear there is a large South facing low maintenance garden having two summer houses both having power and lighting. a greenhouse, garden shed, vegetable patch, mature trees, shrubs, apple tree, blackcurrant bush, raspberry bush and a fig tree, decked seating area, patio area, raised beds, external cold water tap, gravelled area, gate to front, feature pond and bridge. A gate gives access to the front drive.

## **DOUBLE GARAGE**

With a roller door, power and lighting. A door leads into the rear garden.

## **NOTES**

\* FREEHOLD

\* COUNCIL TAX BAND D











