



7 Woodland Avenue, Colburn, Catterick Garrison, DL9 4WD  
£250,000





# 7 Woodland Avenue, Colburn, Catterick Garrison, DL9 4WD

This four-bedroom detached house presents an excellent opportunity for families seeking a spacious and comfortable home. The property boasts a generous layout, providing ample room for both relaxation and entertaining.

Having a large driveway, along with a detached single garage. The house is thoughtfully designed, with the added benefit of being not overlooked at the front, offering a sense of privacy.

Inside, the property features four well-proportioned bedrooms, perfect for family living or accommodating guests. The two bathroom / shower rooms provide essential facilities.

Offered for sale with no onward chain, this home is ready for you to move in and make it your own. Whether you are a growing family or simply seeking more space, this property on Woodland Avenue is sure to meet your needs. An early viewing is highly recommended.

## HALLWAY

A composite double glazed door leads into the hallway which has tiled flooring, central heating radiator and a cloaks cupboard. Doors lead into the lounge, downstairs w.c and the kitchen / dining room.

## LOUNGE 4.50 x 3.62 (14'9" x 11'10")

With a UPVC double glazed window at the front with a tv aerial point and a central heating radiator.

## DOWNSTAIRS W.C 1.86 x 1.23 (6'1" x 4'0")

With a white w.c, wash hand basin, part tiled walls, tiled flooring, central heating radiator and an extractor fan.

## KITCHEN / DINING ROOM 5.73 x 3.35 (18'9" x 10'11")

At the rear of the property having a range of wall, base and drawer units with worktops and up stands, electric oven with a five burner gas hob, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, spotlights, tiled flooring and a central heating radiator. Wall mounted combi boiler, UPVC double glazed window and UPVC double glazed French doors leading out to the rear garden. A door leads into the utility room.

## UTILITY ROOM

Base units with a worktop over, plumbing for a washing machine and tiled flooring.

## FIRST FLOOR

### LANDING

With a hatch providing access into the roof void. Doors lead into the four bedrooms and the family bathroom.

## BEDROOM 1 3.65 x 3.23 (11'11" x 10'7")

A double bedroom with fitted wardrobes, central heating radiator and a UPVC double glazed window. A door leads into the ensuite.

## EN-SUITE

Having a shower cubicle with an electric shower, w.c, wash hand basin heated towel radiator, tiled walls, tiled flooring and an extractor fan.

## BEDROOM 2 3.56 x 2.82 (11'8" x 9'3")

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

## BEDROOM 3 3.29 x 2.83 (10'9" x 9'3")

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

## BEDROOM 4 2.38 x 2.25 (7'9" x 7'4")

With a central heating radiator and a UPVC double glazed window to the front.

## FAMILY BATHROOM

Having a panelled bath with shower over and a glass shower screen, w.c, wash hand basin, tiled floor, tiled walls, extractor fan and a heated towel radiator.

## EXTERNALLY

The property sits on a corner plot having a lawned area to the front and mature shrubs.

To the side of the property there is a large driveway providing off road parking for multiple vehicles.

To the rear there is an enclosed garden that has a lawned area, external cold water tap, security light and a gate leading to the driveway.

## DETACHED GARAGE

With an up and over door.

## NOTES

\* FREEHOLD

\* COUNCIL TAX BAND D



**£250,000**

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C	81	
(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 (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

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