

FRANCIS DRIVE

BROUGH WITH ST GILES

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# Welcome home...

Found in a popular area of Catterick Garrison, this 3-bedroom semi-detached property is close by to local shops, schools and has great access to the A1 and other travel links. This house is well-suited for a range of buyers, from families looking to downsize, to first time buyers who are looking for something move in ready. The exterior introduces a neatly paved driveway, facilitating off-road parking for multiple cars. There's also direct access to the back garden from the driveway, via a side gate.

Inside you step into the hallway which leads you upstairs, or to the right into the living room.

The living room is a spacious and comfortable setting for evenings in, in front of the electric fire. The neutral design and laminate flooring offer a backdrop for your two settees and a coffee table.

Your kitchen/diner area is to the back of the house and overlooks the back garden through patio doors. Fitted with white cabinets and grey countertops you'll find it easy matching your appliances up. You'll also find an integral oven and gas hob, space for a washing machine and place for a fridge freezer in here.

Opposite the kitchen a four-seater table can be placed for you to enjoy family meals around. Understairs storage can be accessed from the dining room, a handy place to hide the Hoover and shopping bags away.





## Upstairs...

Upstairs the main double bedroom is found to the front of the house, with a built-in double wardrobe handy for storing away clothing.

Two additional single bedrooms offer flexibility for use as further bedrooms or as a home office.

Your neutral bathroom is found in-between all three bedrooms and features a built-in bath with overhead shower, so you have the best of both worlds.





## Outside...

The property's rear garden features a patio area and lawn, providing an area for outdoor leisure and activities, enclosed to ensure privacy. There's also space for a shed out here ideal for storing the lawn mower away.

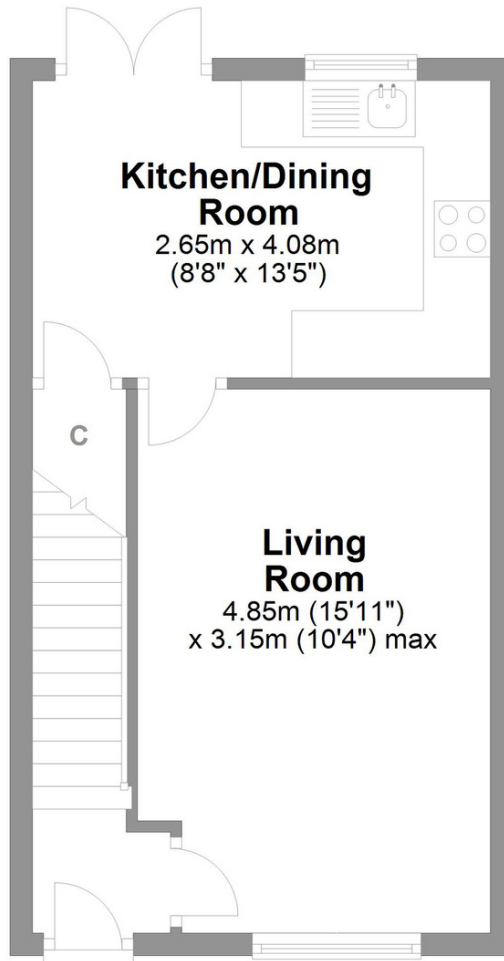


## Finer Details

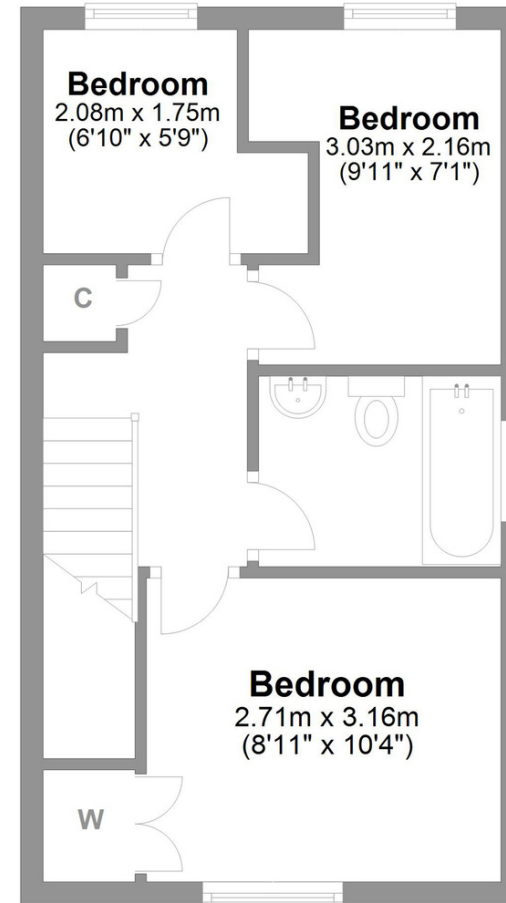
Postcode: DL9 4XQ  
Freehold  
Council Tax Band: C  
EPC Rating: C  
Gas Central Heating  
Brick built

# Francis Drive Brough with St Giles

Total area: approx. 62.1 sq. metres (668.4 sq. feet)



Ground Floor  
Approx. 31.0 sq. metres (333.8 sq. feet)



First Floor  
Approx. 31.0 sq. metres (333.8 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd