

ALBERMARLE DRIVE

CATTERICK GARRISON

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# Arrive home...

This three bedroom, semi-detached home can be found on Albermarle Drive, Catterick Garrison, close by to local shops, schools and eateries. There's a spacious driveway where you can park multiple cars, as well as a front lawned garden.

Step inside to a convenient hallway, perfect for kicking off your shoes before entering the living room. The spacious living room easily accommodates two sofas, ideally placed in front of the fireplace.

The kitchen, located at the back of the house, features stylish grey gloss cabinets with plenty of space for your ingredients. It includes an integral oven and gas hob, with room for a washing machine and fridge/freezer. The kitchen opens to the conservatory, an ideal spot for your dining set, offering views of the large back garden where you can watch over children or pets.



# Time for bed...

Upstairs, there are three bedrooms. The main bedroom, located at the front of the house, comfortably accommodates a double bed, side tables, and a dresser. It features fitted wardrobes, providing ample storage space for neatly hanging clothes.

The two additional bedrooms are both good-sized single rooms but can comfortably accommodate a three-quarter or double bed. One of these bedrooms overlooks the back garden, offering a pleasant view. Both rooms feature ample cupboard space for storage.

The main bathroom has recently been updated and features a bath with an overhead rainfall shower, as well as a recently added lighted mirror, ideal for getting ready in the mornings.





## Step outside...

Your back garden is a delightful outdoor space with multiple features. The patio at the top, leading out from the conservatory, is perfect for outdoor seating and relaxation. A quaint little bridge spans over a pond, adding charm as you move towards the decking area at the bottom, perfect for entertaining or lounging. The garden also includes a lawn and a gravelled side area that is perfect for accommodating a large shed.

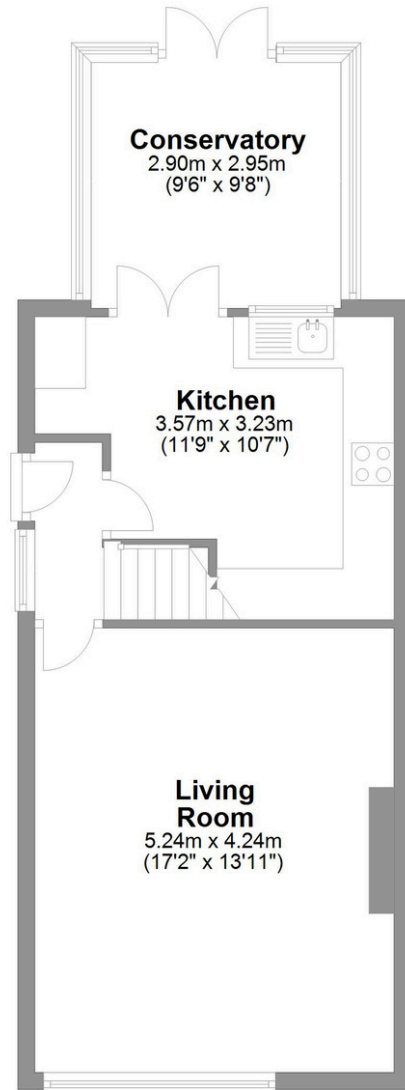


## Finer Details...

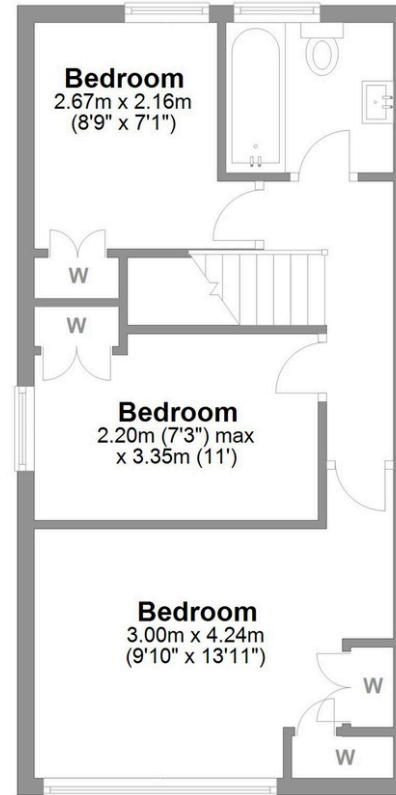
Postcode: DL9 4DU  
Freehold  
Council Tax Band: B  
EPC Rating: D  
Gas Central Heating  
Recently updated kitchen

# Albermale Drive Catterick Garrison

Total area: approx. 84.3 sq. metres (907.0 sq. feet)



**Ground Floor**  
Approx. 46.4 sq. metres (499.8 sq. feet)



**First Floor**  
Approx. 37.8 sq. metres (407.2 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.

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