

AYR AVENUE

CATTERICK GARRISON

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LOVE THE JOURNEY



Welcome home...

Arriving at your well-known estate, which you proudly call home, located in the heart of Catterick Garrison, you'll find everything you need just a short walk away. Shops and schools are within easy reach, and you can take pleasant afternoon walks with your dog through nearby parks. For those who work further away or enjoy weekend getaways, the A1 is just minutes away, providing a convenient way to travel!

You will find your garage to the back of your home, it's the perfect size for a little workshop, home gym, or extra storage should you need!

Through the front door and you're into the hallway where you can kick shoes off and hang coats up. The handy WC in front is an ideal location, saving yourself and guests alike trips upstairs.





Living Space...

Enter the living room to your right, where you are welcomed by a bright and spacious area, perfect for accommodating your large couch and favourite armchair, creating a cosy spot to unwind. The room offers views of the front of your house and features double doors that open to the back garden, making it ideal for enjoying both indoor and outdoor spaces during the warmer months.

When it's time to prepare a meal, head into the kitchen, located just off the hallway. The kitchen is equipped with ample cabinet space, perfect for storing all your cooking essentials and ingredients. The stylish blue cabinets and modern fixtures create a welcoming atmosphere for cooking. Adjacent to the kitchen, the dining room offers a cosy space to enjoy meals with family and friends.



Time for bed...

Once the night draws in, head upstairs where your choice of three bedrooms await.

The main bedroom is to the right of the landing and has lots of room for your double bed and side tables, the built in wardrobes offer plenty of space for clothes to be hung neatly away too. On mornings take yourself off to the en suite where you can enjoy a shower in peace before heading into the morning rush of the rest of the house.

Your two further bedrooms are to the left of the landing and both would be great for the younger members of the house.

The main bathroom is to the front of the house and in here you'll find your bath, sink and WC.



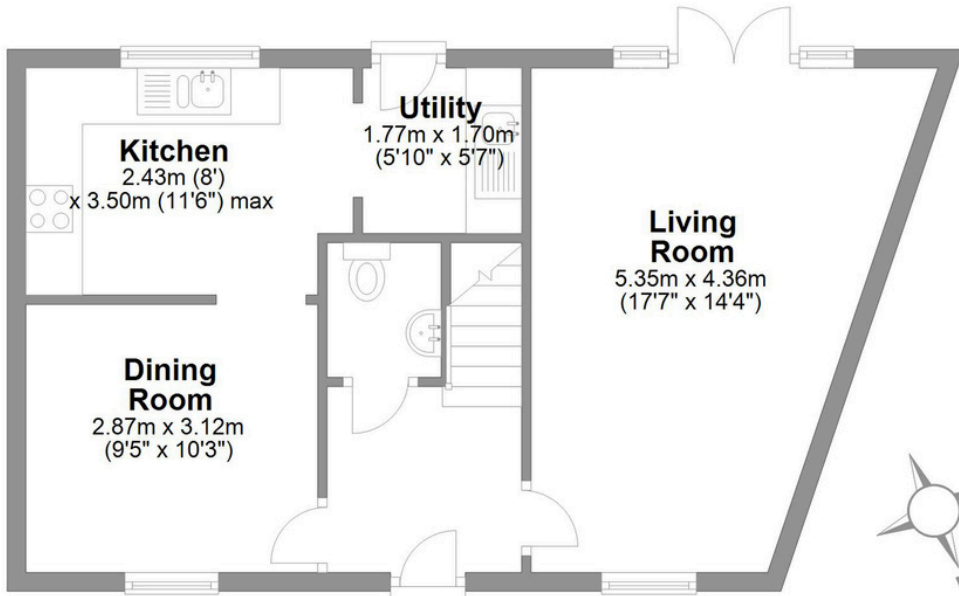
Outside space...

Next, take a stroll through your garden, an ideal suntrap for relishing the warmer months. There's ample space for potting and planting, and the convenient door into your garage allows you to lock away your gardening tools at night. Host family BBQs on the decking during summer, confident that children and pets can play freely in the secure garden.



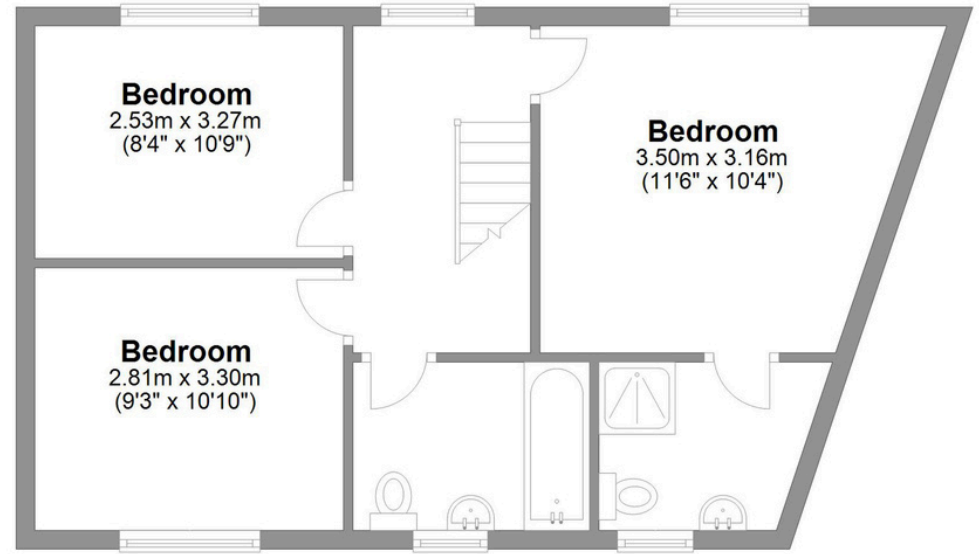
Ayr Avenue Colburn

Total area: approx. 95.8 sq. metres (1031.2 sq. feet)



Ground Floor

Approx. 47.7 sq. metres (513.8 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.8 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.

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