

ST CUTHBERTS CLOSE

CATTERICK GARRISON

LOVE PROPERTY. 

LOVE THE JOURNEY



St Cuthberts Close, Catterick Garrison

Found in Catterick Garrison, St Cuthberts Close presents an ideal living experience with its excellent proximity to essential amenities including shops and schools. Additionally, the property is well-connected to travel links, making commuting or exploring the surrounding areas straightforward and stress-free.

To the front of your home there's off street parking for two cars, as well as an enclosed front garden area. The end plot of this cul de sac means the front of your home is undisturbed from additional traffic.





Downstairs Layout: A Comfortable and Functional Space

To the front of your home there's off street parking for two cars, as well as an enclosed front garden area. The end plot of this cul de sac means the front of your home is undisturbed from additional traffic.

Stepping inside your property, the first room you'll encounter is the spacious living room. This room is designed to be a welcoming space, perfect for relaxing with family or entertaining guests. Its layout maximises natural light, creating a bright and airy environment that feels homely. The panelled wall offers a tasteful back drop for your console table and television, whilst the herringbone flooring underfoot is a classic style to stage your settees.

Moving through towards the back of the property, your kitchen/dining area is another highlight of the home. This open-plan space is perfect for family meals or social gatherings, with a classic breakfast bar and ample room for a dining table. The kitchen is efficiently designed with an integral oven and hob and space for a dishwasher, offering everything you need within easy reach. There's also a handy under-stairs cupboard, which would be ideal as a pantry or storage space. The dining area provides a lovely view of the garden, enhancing the sense of space and light.





From the kitchen a utility room can be found where there's a place for your washing machine and tumble drier, keeping laundry tasks away from the kitchen area. From the utility room a handy ground floor WC is located.

Through the utility room and you'll find the playroom, a versatile space that can be adapted to suit your family's needs. Whether it's used as a dedicated play area for children, a home office, fifth bedroom, or an additional sitting room, this room adds valuable flexibility to the home's layout.

Upstairs Layout: Relaxation and Flexibility

Heading upstairs, the property includes four bedrooms, each designed to cater to a variation of needs, whether it's for family members, guests, or as additional spaces.

The main bedroom is particularly inviting, offering a comfortable retreat at the end of the day. Inside there's space for your double bed, side tables and dressing table. This room also includes built-in wardrobes, perfect for keeping clothes hung neatly away as well as allowing you to maximise the rest of the floor space.

Furthermore, the room has its own en suite shower room, adding a touch of luxury and convenience. The en suite is well-equipped, ensuring that your morning routines are as efficient as they are comfortable.

The second and third bedrooms are equally spacious, each providing plenty of room for a double bed and additional furniture. These rooms would serve well as younger family members rooms, or as a guest room offering flexibility in its use.

The third and fourth bedroom is ideal for the youngest family member, or could be repurposed as a home office, hobby room, or additional storage, depending on your needs.

Additionally, there is a family bathroom on this floor, conveniently located to serve all bedrooms. The bathroom features a bathtub, making it perfect for relaxing after a long day or for family use.







Outside...

The back garden of your home is a true highlight, find your generous outdoor space that is perfect for family life. Surrounded by secure fencing, this garden provides a private and safe environment, ideal for children to play and for hosting outdoor activities.

The garden features a lawn as well as a patio area, which extends from the house, providing an ideal spot for enjoying a morning coffee. Additionally, there is a sheltered area with a gazebo, great for outdoor entertaining or even for relaxing in the shade on warmer days.



Further Information

POSTCODE: DL9 4WF
TENURE: FREEHOLD
COUNCIL TAX BAND: D
EPC RATING: B
BUILD TYPE: BRICK
CENTRAL HEATING: GAS CENTRAL HEATING
ELECTRICITY SUPPLY: MAINS
WATER SUPPLY: MAINS
SEWERAGE: MAINS



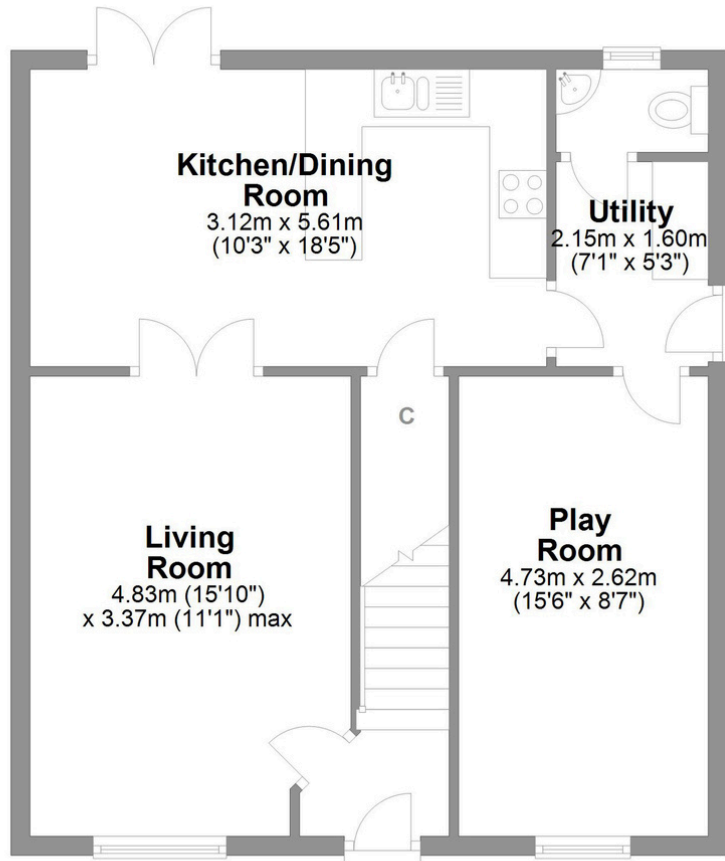
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely



Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	9 Mbps	0.7 Mbps	✓
Superfast	60 Mbps	14 Mbps	✓
Ultrafast	8000 Mbps	900 Mbps	✓

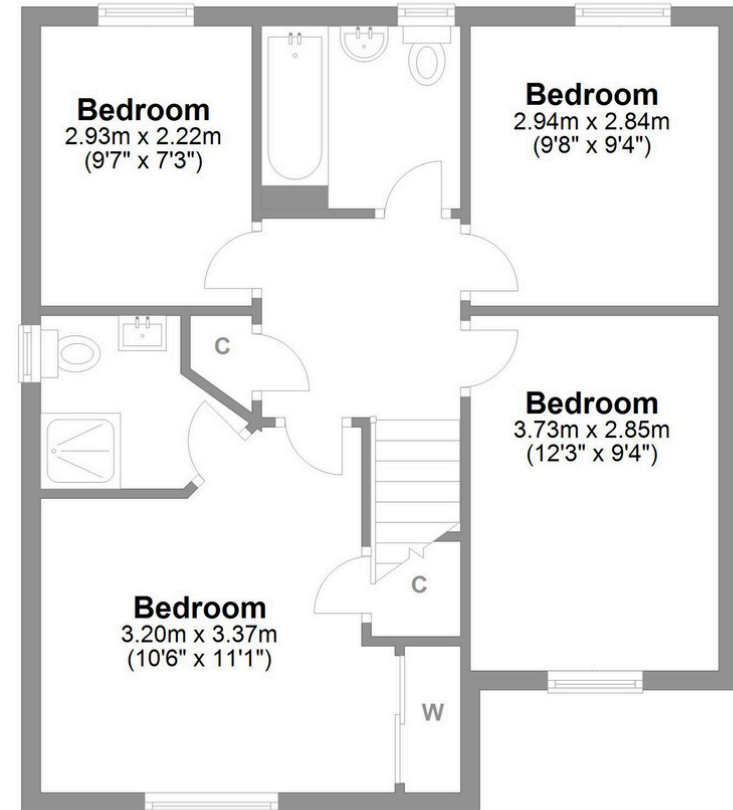
St Cuthberts Close Colburn

Total area: approx. 113.0 sq. metres (1216.7 sq. feet)



Ground Floor

Approx. 57.6 sq. metres (620.4 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.3 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