

VICARAGE ROAD

CATTERICK GARRISON

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# Vicarage Road, Catterick Garrison

Your home on Vicarage Road is ideally situated in a great location. You're just a short walk from local shops, excellent schools, and convenient transport links, making daily life a breeze. For those who commute or enjoy weekend getaways, the A1 is just a quick drive away, offering easy access to surrounding areas.

Set back from the main road on a charming little cul-de-sac shared with just one other property, this home offers a sense of privacy while still being in the heart of the community. As you arrive, you'll appreciate the convenience of your private driveway, which comfortably accommodates two cars, with additional street parking available for any visiting friends or family.

The small but well-kept front garden provides a warm and welcoming entrance to the property, giving your home delightful curb appeal. Whether you're coming home after a busy day or hosting guests, the peaceful setting and thoughtful details make this property feel both inviting and convenient.





# Welcome home...

As you step through the front door of this inviting home, you're welcomed into a practical hallway. Immediately to your right is a convenient WC, perfect for guests or when you're rushing in from a busy day. The second door off the hallway leads you into the cosy living room, where large windows frame the view of the front of the house, allowing natural light to flood in. This space is perfect for lounging, with ample room for a large settee or family seating, creating the ideal spot for relaxation after a long day.

The open-plan design seamlessly guides you into the kitchen/dining area. The kitchen is a well-appointed, functional space where you can comfortably prepare meals while staying connected with family or guests. The adjoining dining area offers a lovely view out onto the garden, thanks to the large patio doors. These doors open to the outdoor space, making al fresco dining and easy access to the garden a breeze, perfect for entertaining or enjoying morning coffee while taking in the fresh air.

Off the kitchen, you'll find a spacious utility room, ideal for keeping larger appliances like your washer and dryer tucked away, preserving the clean aesthetic of your kitchen. This area also has a second back door, a great feature for when you've come home after a muddy walk or need easy access for chores.

The ground floor also boasts an additional reception room, accessible both from the utility and the main hallway. This generous space can easily serve as a second living area, a quiet home office, or even a fourth bedroom on the ground floor, offering endless possibilities to suit your lifestyle needs.





## Time for bed...

Upstairs, the property offers two generously sized double bedrooms and a smaller single room. The two larger bedrooms have ample space for wardrobes, bedside tables, and additional storage, making them ideal for a restful and comfortable retreat. Both rooms are bright and airy, providing a peaceful space to unwind at the end of the day.

The smaller bedroom is perfect for a child's room or can be transformed into a practical home office, offering flexibility depending on your needs.

A well-appointed family bathroom serves this floor, featuring a bath with an overhead shower, providing convenience for both quick showers and relaxing soaks. With its modern fixtures and thoughtful layout, the bathroom completes the practical yet stylish upper floor.







## Outside...

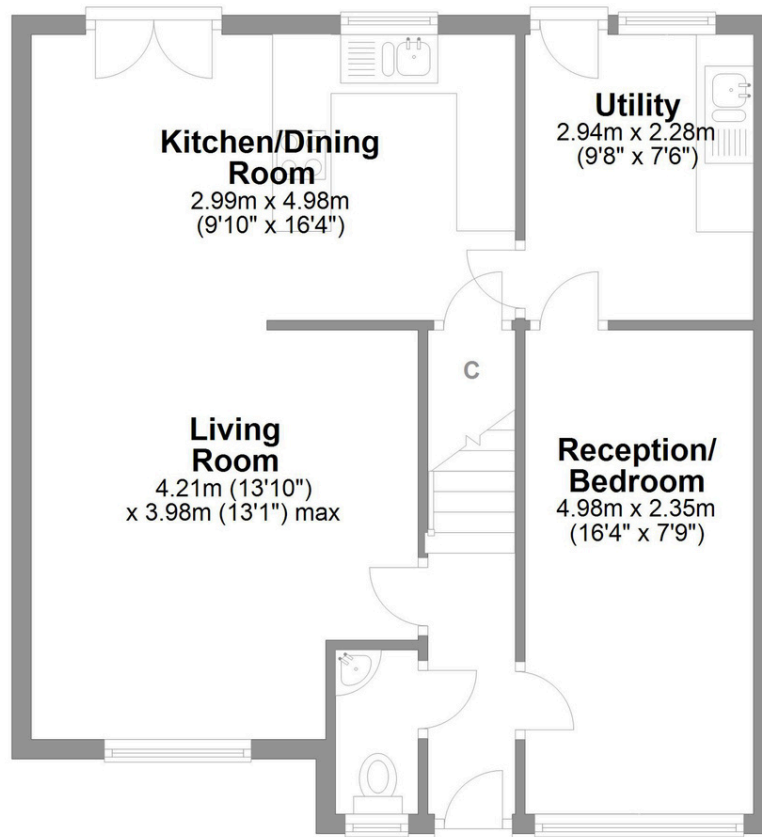
The back garden, approximately 10x10 meters, is a lovely outdoor space perfect for both relaxation and entertaining. Accessed by a set of steps leading down from the house, the garden offers a mix of lawn and patio areas, providing plenty of room for outdoor furniture and a barbecue. Surrounded by mature greenery, it gives a sense of privacy and peacefulness, ideal for unwinding or hosting friends and family.





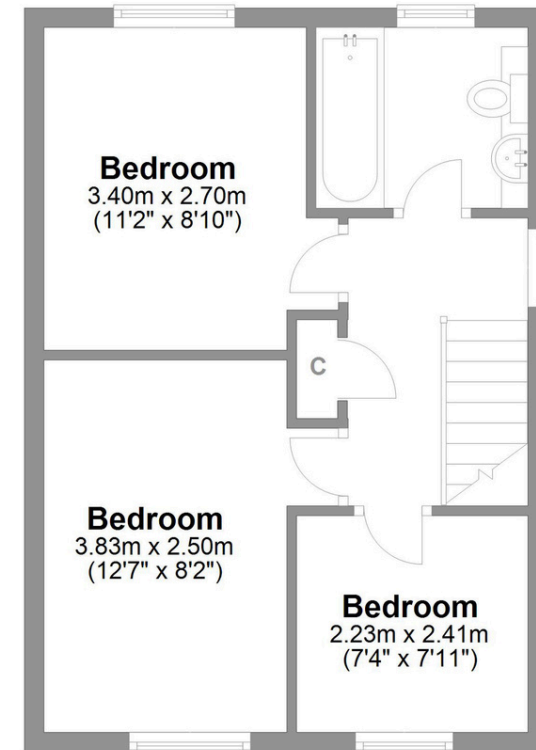
## Vicarage Road Hipswell

Total area: approx. 93.5 sq. metres (1006.7 sq. feet)



**Ground Floor**

Approx. 57.3 sq. metres (616.6 sq. feet)



**First Floor**

Approx. 36.2 sq. metres (390.0 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