

DONCASTER CLOSE

CATTERICK GARRISON

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Welcome home...

Living on Doncaster Close, offers a great balance of convenience and community, making it an excellent choice for families. Everything you need is within easy reach, including schools, supermarkets, gyms, and a cinema, ensuring daily life runs smoothly. The nearby A1 provides quick access to surrounding areas, ideal for commuters or weekend trips. With local parks and family-friendly amenities close by, it's a practical and well-connected location for those looking to settle in a home that keeps them central to everything they need.

As you arrive home, the convenience of having your own driveway or garage allows for easy parking, offering both security and practicality. The welcoming hallway guides you seamlessly to each room, leading you to the spacious living room at the end. Here, there's ample room for two comfortable couches and a coffee table, making it the perfect spot to relax. The patio doors at the back open to the garden, flooding the room with natural light and creating a wonderful indoor-outdoor connection.

Back in the hallway, you'll find the open-plan kitchen and dining area, designed to be the heart of the home. The kitchen boasts a sleek gloss cream finish, with cabinets cleverly concealing all your cooking tools and pantry essentials. Integrated appliances, including an oven, gas hob, and dishwasher, offer modern convenience, while there's also space for a freestanding washing machine and fridge/freezer. The adjoining dining area comfortably accommodates a six-seater table, making it ideal for family meals or entertaining guests. A side door adds practicality, providing easy access for taking out the bins or returning from outdoor adventures, with hard flooring designed for easy clean-ups after muddy walks.



Time for bed...

Heading upstairs, you're greeted with the choice of four good sized bedrooms, offering versatility and comfort for the entire household. The main bedroom features its own en suite, adding convenience and privacy. There's ample space for a double bed and additional furniture, making it a practical space to unwind.

The second and third bedrooms are generously sized, perfect for use as double bedrooms. Whether for children, guests, or additional storage, they cater to a variety of needs with room for beds, wardrobes, and desks if desired. The fourth bedroom, again a good size, is ideal as a double room, nursery, or home office, providing a flexible layout for modern living.

The family bathroom includes a bath and overhead shower, making it suitable for relaxing soaks or quick morning routines.

A large loft, conveniently boarded, offers excellent storage space for seasonal decorations, spare clothing, or household items, keeping the rest of the home clutter-free and organised.





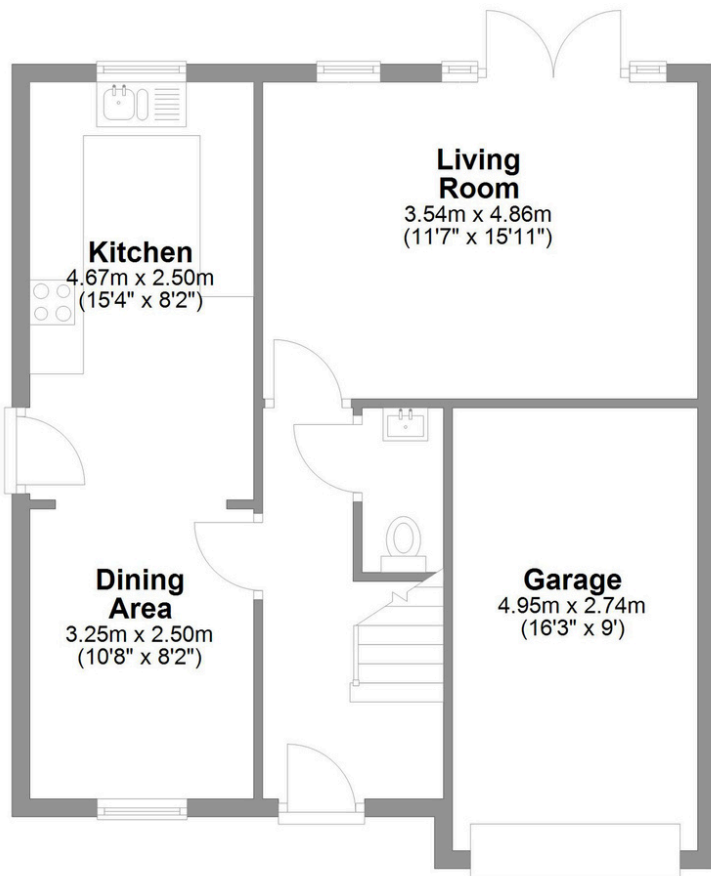
Outside...

Now head outside into the generously sized back garden. The patio area offers the perfect spot for outdoor seating or dining, making it ideal for enjoying sunny days with a morning coffee or hosting barbecues with family and friends during the warmer months. The garden is fully enclosed with secure fencing, ensuring safety and privacy for children and pets to play freely. Additionally, access is available down both sides of the house, providing convenience for garden maintenance or outdoor storage. Your single garage offers a versatile space, perfect for storage, setting up a workshop, or securely housing your car, bikes, and other equipment.



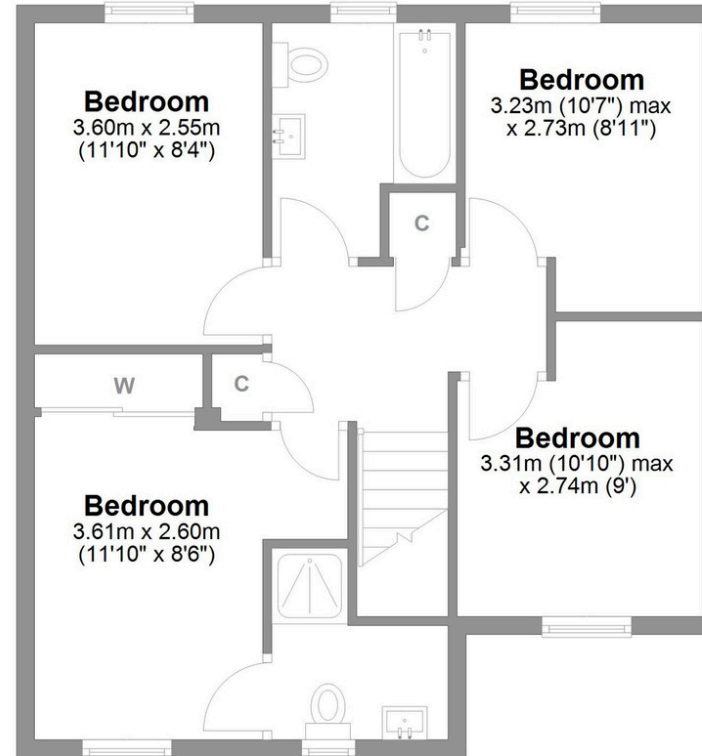
Doncaster Close Colburn

Total area: approx. 117.6 sq. metres (1266.2 sq. feet)



Ground Floor

Approx. 61.4 sq. metres (660.6 sq. feet)



First Floor

Approx. 56.3 sq. metres (605.6 sq. feet)

Finer Details:

Postcode: DL9 4BX
Freehold
Council Tax Band: D
EPC Rating: B
Gas central heating

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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