

MAPLE AVENUE

CATTERICK GARRISON

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LOVE THE JOURNEY



Maple Avenue

Living on Maple Avenue offers convenience making it an excellent choice for families and professionals alike. Everything you need is within easy reach, including schools, supermarkets, gyms, and a cinema. 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 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 your own driveway and garage allows for easy parking, offering both security and practicality. The welcoming hallway seamlessly connects each room and includes a handy WC under the stairs. The hall leads to the spacious living room at the end, where there's ample room for two comfortable couches and a coffee table, making it the perfect spot to relax. A log-burning stove adds warmth to the room, creating a cosy atmosphere on colder evenings. The patio doors at the back open to the garden, flooding the room with natural light.

Back in the hallway, you'll find the kitchen at the rear of the house and the dining area separately at the front. The kitchen boasts a modern gloss grey finish, with cabinets cleverly concealing all your cooking tools and pantry essentials. Integrated appliances, including an oven and gas hob, offer convenience, while there's also space for a freestanding dishwasher, fridge freezer, and washing machine. There's also room for a small table or breakfast bar looking out onto the garden through a further set of patio doors. The separate dining room comfortably accommodates a six-seater table, making it ideal for family meals or entertaining guests. Alternatively, this space could serve as a great home office or playroom.





Time for bed...

Heading upstairs, you're greeted with the choice of four well-proportioned bedrooms, offering versatility for the entire household. The main bedroom features its own en-suite, adding that extra layer of privacy. There's ample space for a double bed and additional furniture, creating a practical and relaxing retreat.

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







Outside...

Your back garden includes a patio area that 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.

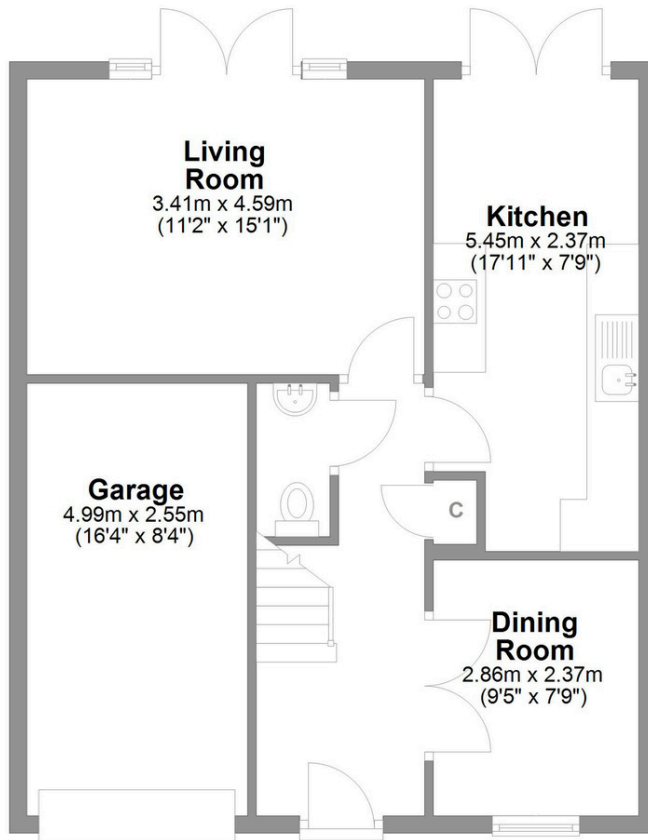


Finer Details

Postcode: DL9 4RS
Freehold
Council Tax Band: D
EPC Rating: TBC
Gas Central Heating
Log burning stove

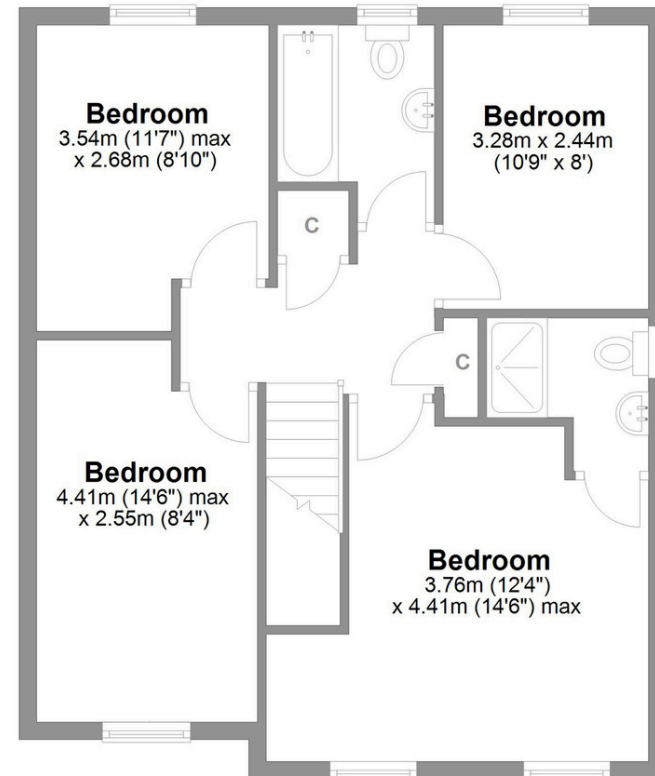
Maple Avenue Colburn

Total area: approx. 119.0 sq. metres (1281.0 sq. feet)



Ground Floor

Approx. 59.8 sq. metres (643.7 sq. feet)



First Floor

Approx. 59.2 sq. metres (637.3 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