

ROWAN COURT

CATTERICK VILLAGE

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# Welcome home...

Located in Catterick Village, North Yorkshire, this two-bedroom home is a great option for first-time buyers or anyone looking to downsize. The village has useful amenities including a local shop, garage, cafés, places to eat, and a pub. It's close to the A1, making it convenient for commuters, and there's plenty to see and do in the surrounding area.

Pull up to your new home, where you've got both a garage and a dedicated parking spot waiting for you. In your front garden, you'll find a gorgeous fruiting morello cherry tree - bursting with white blossom in April, followed by deep red cherries in summer

Head through the front door and into the porch before heading into the living room, where light pours in from two sides thanks to well-placed windows. The soft, neutral palette gives you a clean slate to add your own style, and there's room for your sofa setup, coffee table, and an electric fireplace to anchor the space.

Next up is the kitchen and dining area—a practical spot with everything you need. The freestanding oven and fridge freezer will be staying, and there's space ready for your washing machine and tumble dryer. The boiler is neatly tucked away here too. There's room for a four-person dining table, ideal for everyday meals or a relaxed evening with friends. A door from the kitchen leads straight out to the back garden, making it easy to step out and enjoy some fresh air.









# Time for bed...

Head upstairs and you'll find two comfortable double bedrooms. The main bedroom is at the front, with generous space for your bed, side tables, and a dresser, plus space for your wardrobes to go, to keep things tidy. The second bedroom is also a double and looks out over the garden.

The bathroom has a calming vibe with soft cyan tiling and features a full-sized bath with an overhead shower —great whether you're rushing through a morning routine or winding down at the end of the day.





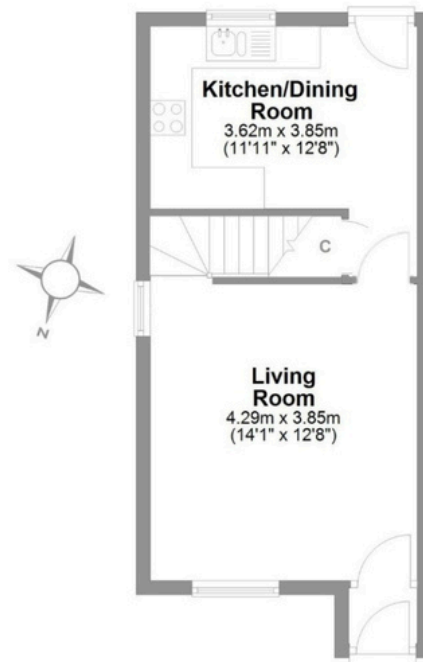
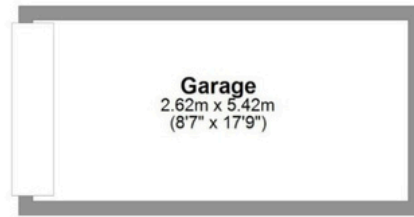


## Arrive outside...

Step out into your South-East facing back garden and you'll find a lovely, well-kept space that's ready to enjoy from day one. The lawn is neat and green, with flower beds lining the edges and a few established shrubs and small trees adding a bit of height and privacy. There's a tidy patio area right outside the kitchen door, a lovely sun trap in the Summer, perfect for popping out with a morning coffee or tending to your potted plants.







## Rowan Court Catterick Village

Total area: approx. 62.7 sq. metres (675.4 sq. feet)



**First Floor**  
Approx. 31.0 sq. metres (334.2 sq. feet)

## Finer Details

Postcode: DL10 7RS

Freehold

Council Tax Band: B (approx.£1,585.62)

EPC Rating: D

Central Heating: Gas Boiler (fit 2012- serviced yearly)  
& Water Cylinder

New consumer unit fit: 2021

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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