

FALKLAND ROAD

CATTERICK GARRISON

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# Welcome home...

Living on Falkland Road puts you within easy reach of local shops, restaurants, schools, and other essentials—ideal for a growing family. The estate is set just off Catterick Road, offering quick access to major transport links like the A1. You also have nice walks nearby, down towards Colburn Village where you can walk beside the beck.

Arrive at this welcoming property, where a generous driveway provides ample parking for multiple vehicles, and a neatly maintained front garden sets an inviting tone. Step inside through the front door into a practical hallway, perfect for storing coats and shoes. The home benefits from recently upgraded windows throughout (circa 2021).

The ground floor features a spacious open-plan layout with a flowing L-shaped living and dining area. The living space enjoys views over the rear garden, while the dining area is ideally situated at the front of the house and includes a large built-in storage cupboard under the stairs. From here, a door leads into a well-sized kitchen with plenty of room for all your freestanding appliances. An external door provides easy access to the rear garden—ideal for enjoying outdoor dining in the warmer months.





# Time for bed...

Upstairs, you'll find three well-proportioned bedrooms. Two generous double bedrooms are located at the back of the house, offering a quiet retreat, while the single bedroom enjoys a pleasant outlook over the front.

The bathroom includes a full-sized bath with overhead shower, and the WC is conveniently separate—perfect for busy households.







## Outside...

Outside, the large rear garden is a true highlight. A paved patio leads onto a spacious lawn, ideal for relaxing or entertaining. Additional external storage is provided with outbuildings, great for tools or garden equipment.

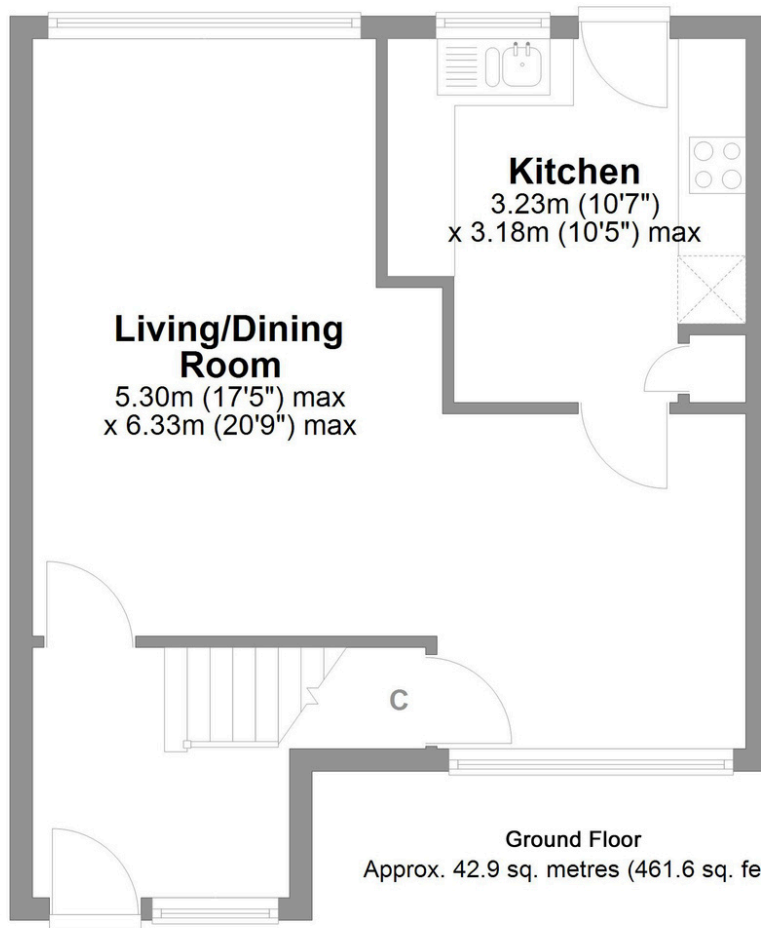


## Finer Details

Postcode: DL9 4DZ  
Freehold  
Council Tax Band: B  
EPC Rating: TBC  
Gas Central Heating

## Falkland Road Catterick Garrison

Total area: approx. 83.3 sq. metres (897.0 sq. feet)



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