

A minimalist, light brown background featuring a stylized graphic of trees and a heart. The trees are composed of vertical lines for trunks and large, overlapping circles for canopies. A small heart is positioned in the upper right corner.

4 HIPSWELL

CATTERICK GARRISON

Hipswell, Catterick Garrison

Hipswell, offers a family-friendly environment with excellent local amenities and transport links. Hipswell Church of England Primary School and Risedale School are close by and both rated 'Good' by Ofsted . Nearby parks and shops enhance the community feel, making it ideal for growing families. Additionally, the A1 is easily accessible.





Welcome home...

This beautiful detached four-bedroom home sits proudly in the heart of Hipswell, Catterick Garrison and has been here for around 165 years. With an attractive stone façade, neat front garden, and driveway overlooking the village green, it immediately sets a welcoming tone.

Step inside your porchway to unload before being greeted by a warm and inviting living room, perfectly proportioned for relaxing evenings. The log burning stove sits within a feature wall, drawing the eye towards the crackling fire. A cosy snug is tucked under the stairs, creating an ideal home office or reading nook.

To the left of the living room, you'll discover the home's kitchen and dining space - a true heart of the house. With character stonework, a central island, and space to cook and gather, this area flows seamlessly into the bright garden room/conservatory at the rear. This extra living space is adaptable, perfect for dining, entertaining, or simply soaking in views of the garden beyond. From here, doors open out into the back garden.









Upstairs Retreat

Head upstairs to find your first three bedrooms. The main double bedroom, located at the end of the hallway, offers both comfort and privacy, complete with built in wardrobes and its very own en suite shower room. Two further bedrooms, a double and larger single provide flexibility for family, guests, or hobbies, while the family bathroom serves this floor with ease.

The Annex

One of the highlights of this property is the one-bedroom annex nestled in the back garden. Complete with its own shower room, it makes the perfect guest suite, teenager's retreat, or even potential rental opportunity.





Outside...

The back garden is generous in size, with defined patio and decking areas for entertaining, a lawn for gardening and play, and a great spot for a hot tub area to unwind in style.

There's a gravelled area too, perfect for keeping gardening tasks minimal.

Finer Details...

Postcode: DL9 4AZ
Freehold
Council Tax Band: D
EPC Rating: D
Gas Central Heating





The background features a minimalist design with three large, overlapping circles in a light gray color. Three vertical lines of the same color are positioned across the page, intersecting the circles. In the top right corner, there is a small, faint heart outline.

FLOOR PLAN