

ALBERMARLE DRIVE

CATTERICK GARRISON

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Welcome home...

Living on Albermarle Drive in Catterick Garrison is a great place, close to local shops, schools and services. In Catterick you're only a short drive to the A1 providing convenience to those who may commute daily. Arrive at your home and pull up onto your driveway where there's space for multiple cars. The home also enjoys both front and rear gardens—perfect for anyone who enjoys spending time outdoors when the weather warms up.

Step through the front door into a small porch, ideal for kicking off your shoes and hanging coats. From here, you're welcomed into a generous living room, easily fitting a large corner sofa and coffee table, making it a cosy and social space. The media unit in this room will be included in the sale, as it's perfectly made to fit the space.

Just off the living room is the kitchen, where there's a brilliant range cooker (included) and space for your own fridge/freezer, and dishwasher. The boiler is also housed here. With plenty of cupboard storage and worktop space, it's a functional spot for cooking up your favourite meals.

A separate utility room, complete with a WC, offers space for larger appliances like a washing machine and dryer—keeping the main kitchen clutter-free.

To the rear, the large conservatory provides a versatile space that could suit a number of uses: formal dining room, second lounge, home office, or gym.

Also on the ground floor is a bedroom positioned at the base of the stairs. This smaller double is great for someone needing level access or could work well as a guest room or office.





Time for bed...

Upstairs, you're first greeted by a spacious landing—an ideal spot for a reading nook or compact workspace.

The main bedroom is at the rear of the house and is incredibly spacious, with room for a king-sized bed, wardrobes, and even a dressing area. You could explore splitting the room into two or installing an en suite, depending on your needs.

The second bedroom upstairs, located at the front, is another double with space for wardrobes and a dressing table.

The family bathroom is modern, with a built-in bath and overhead shower. Its generous length gives you room to move around and makes mornings feel a little less rushed.





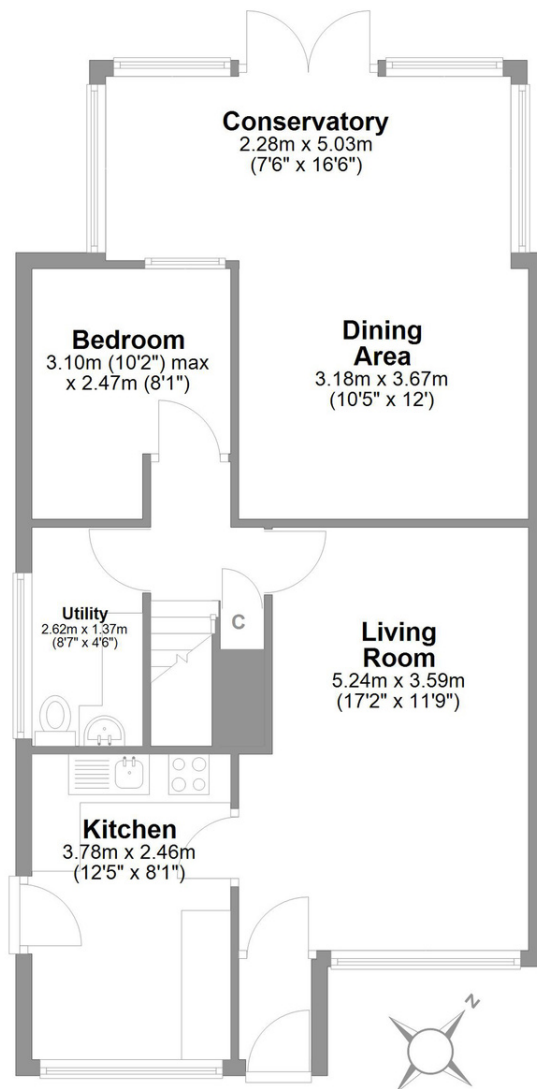
Outside...

Out back, the enclosed garden includes a patio and lawn area—great for entertaining or relaxing. With a shed already in place and plenty of a greenhouse, or even a pergola, there's a lot of potential to create your perfect outdoor retreat. The property also benefits from solar panels which are owned outright, helps with energy bills.



Finer Details...

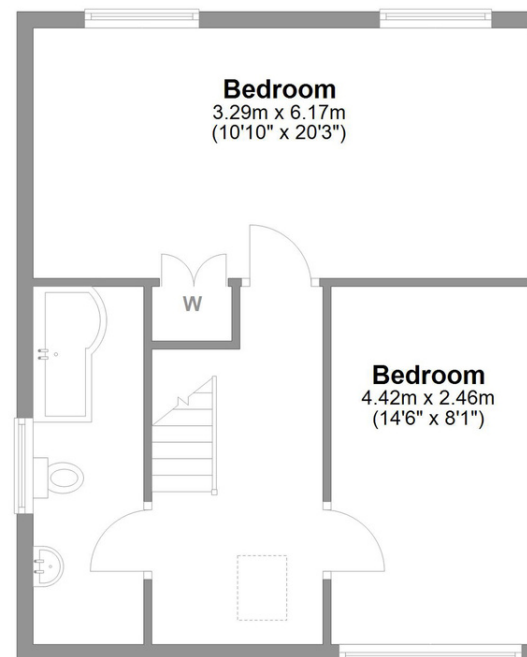
Postcode: DL9 4DU
Freehold
Council Tax Band: B
EPC Rating: D
Gas Central Heating: fit 2019
Bathroom fit: 2019
Solar Panels: Owned outright



Ground Floor
Approx. 69.0 sq. metres (742.3 sq. feet)

Albermarle Drive Catterick Garrison

Total area: approx. 117.0 sq. metres (1259.6 sq. feet)



First Floor
Approx. 48.1 sq. metres (517.3 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