

SCOTTON GARDENS

CATTERICK GARRISON

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Welcome Home...

Set within Scotton Gardens, this two-bedroom home offers a straightforward layout with enclosed front and rear gardens and parking directly outside. It's a property that will appeal to first-time buyers, couples, investors or young families looking for space, outdoor areas and the chance to put their own stamp on a home.

The setting is practical, close to schools, shops and everyday amenities, while still offering easy access to countryside walks and scenic drives into surrounding villages.

The front door opens into the ground floor living space, where the layout is simple and effective. The main living and dining room is open-plan and generously proportioned, offering plenty of flexibility for furniture layout.

There's space here for a seating area alongside a dining table, making it easy to imagine day-to-day living as well as relaxed evenings or casual entertaining. Sliding patio doors at the rear bring in natural light and open directly onto the back garden.

The kitchen sits just off the living area. While it would benefit from updating, it currently offers fitted units, an oven and space for an under-counter fridge. For buyers keen to update, this room presents a great opportunity to reconfigure or refresh.



Upstairs...

Upstairs, the first floor accommodates two double bedrooms, both with integrated wardrobes that help keep the spaces feeling tidy and uncluttered. Each room offers enough floor space for a full bed and additional furniture, making them well suited to a couple, small family, or a main bedroom and home office setup.

The bathroom is fitted with a bath and overhead shower, serving both bedrooms, and again offers scope for cosmetic updating if desired.



Outside...

To the rear, the garden is accessed via the sliding patio doors from the dining area. A small patio leads onto a lawn, creating a simple, manageable outdoor space that works well for everyday use.

The garden is ideal for relaxing, letting pets out or enjoying warmer months, and could be further secured or landscaped depending on individual needs. A low fence and rear gate define the boundary while still allowing light and openness.

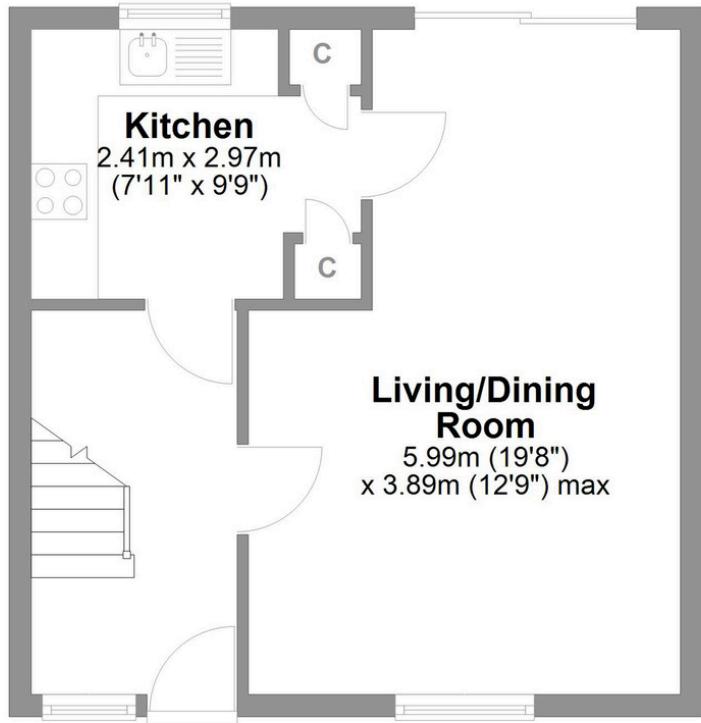
Finer Details

- Tenure: Freehold
- Council Tax Band: A
- EPC Rating: E
- Heating: Electric room heaters



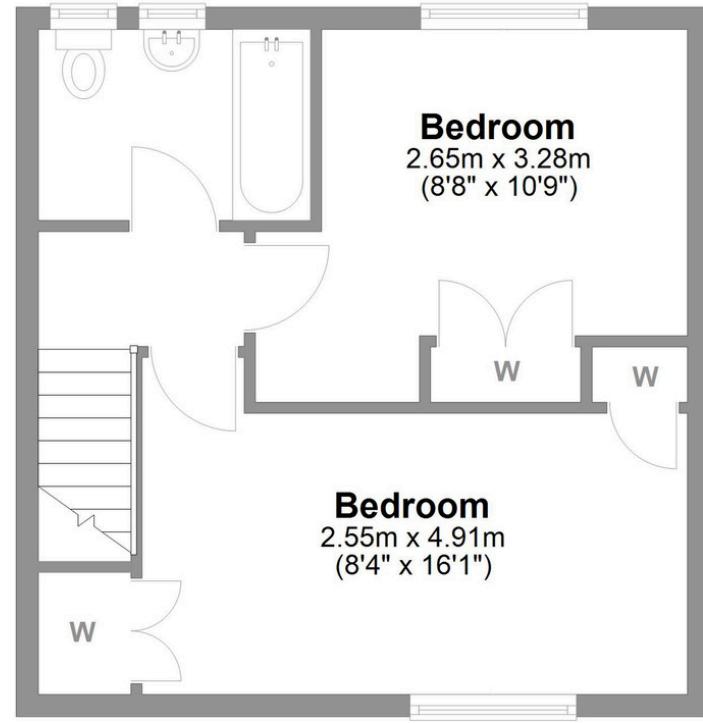
Scotton Gardens Scotton

Total area: approx. 69.0 sq. metres (742.8 sq. feet)



Ground Floor

Approx. 34.9 sq. metres (375.8 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.8 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.

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