



## 5 Aspen Close, Catterall

£345,000 Freehold

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



01995 912777



hello@sutcliffesales.co.uk



Upon approaching the property, you immediately appreciate the generous plot on which this home sits. Tucked away in a private corner position with no passing traffic, it offers a rare sense of peace and seclusion. This beautifully maintained, move-in-ready four-bedroom home is perfectly located in the heart of Catterall, just off Cock Robin Lane, an ideal setting for families, professionals, and anyone seeking a blend of comfort and convenience.

Catterall is a charming and well-connected village in the Wyre district of Lancashire. Loved for its blend of scenic countryside and modern accessibility, the area provides an appealing lifestyle with local amenities, picturesque walking routes, and reputable nearby schools. With easy access to Garstang, Preston, and major transport links, Catterall is a highly sought-after location offering both tranquillity and practicality.

Council Tax band: E

Tenure: Freehold

## **Hallway**

Upon entering this well-presented property, you are greeted by a spacious and welcoming hallway, offering access to the living room, the kitchen, and the downstairs WC. Stairs lead to the first floor, and the space is further enhanced by a wall-mounted radiator.

## **Living Room**

The living room is a generously sized, tastefully decorated space with ample room for a full range of furnishings. It features a large bay window to the front elevation, providing plenty of natural light. Additional features include multiple electric sockets and a wall-mounted radiator.

## **Kitchen/Dining Room**

The kitchen is a well-proportioned space offering ample wall and base units with attractive cream-gloss cupboard doors. It features an integrated electric oven with a four-ring gas hob, dishwasher, and fridge/freezer, with additional space for a washing machine. The room also benefits from a useful extra storage cupboard. Currently arranged with a table and six chairs, the kitchen provides more than enough space to accommodate a good-sized dining table and additional furniture. Patio doors lead out to the rear garden, complemented by a further window that enhances the room with natural light. Additional features include electric sockets and wall-mounted radiators.

## **Downstairs WC**

The downstairs WC is a convenient and practical space, fitted with a WC and a sink with built-in storage. A window to the front provides natural light, and the room also includes a wall-mounted radiator.

## **Landing**

Upstairs, a spacious and light-filled landing provides a welcoming transition between the rooms. This generous area gives easy access to four well-appointed bedrooms and the family bathroom, creating a practical and airy hub for the home.

## **Bedroom 1**

Bedroom 1 is a beautifully bright and spacious bedroom, flooded with natural light from a charming front-facing window. This elegant room features bespoke fitted wardrobes with drawers and shelves, offering abundant storage, as well as fitted blinds for privacy. Enjoy the convenience of direct access to a stylish en suite bathroom, making this a perfect retreat within the home.

## **En-Suite**

A well-appointed en suite featuring a modern shower cubicle, porcelain sink, and WC. A heated towel rail offers added comfort, while the frosted glass window allows natural light to filter through while maintaining privacy.

## **Bedroom 2**

A generously sized second bedroom, easily accommodating a double bed alongside additional bedroom furniture. A rear-facing window brings in natural light, while a wall-mounted radiator ensures year-round comfort. The room also benefits from conveniently placed electric sockets, making it a practical and versatile space.

## **Bedroom 3**

Bedroom 3 is another well-proportioned bedroom offering ample space for essential bedroom furnishings. A rear-facing window provides natural light, complemented by a wall-mounted radiator for comfort. The room is finished with conveniently positioned electric sockets, making it both functional and inviting.

## **Bedroom 4**

The smallest of the bedrooms, yet still perfectly sized to accommodate a single bed along with additional bedroom furniture. A front-facing window brings in natural light, and a wall-mounted radiator ensures comfort throughout the year. An ideal space for a child's room, guest room, or home office.

## **Bathroom**

The family bathroom features a full-size bath with an overhead shower, a WC, and a stylish porcelain sink. A heated towel rail adds comfort and convenience, while the frosted glass window provides natural light and privacy.

## GARDEN

The property boasts a generously sized and beautifully private rear garden, with no overlooking homes. A full-width patio spans the back of the house and continues behind the garage, providing an ideal setting for outdoor dining and relaxation. The garden is predominantly laid to lawn and also offers convenient access to the garage, creating a functional and versatile outdoor space.

## DRIVEWAY

### 2 Parking Spaces

The property benefits from a detached single garage with an up-and-over door. The garage has been thoughtfully divided into two sections: the front provides ample space for general storage, while the rear has been converted into a bright sunroom, complete with patio doors opening directly onto the garden, offering a versatile and inviting additional living area.

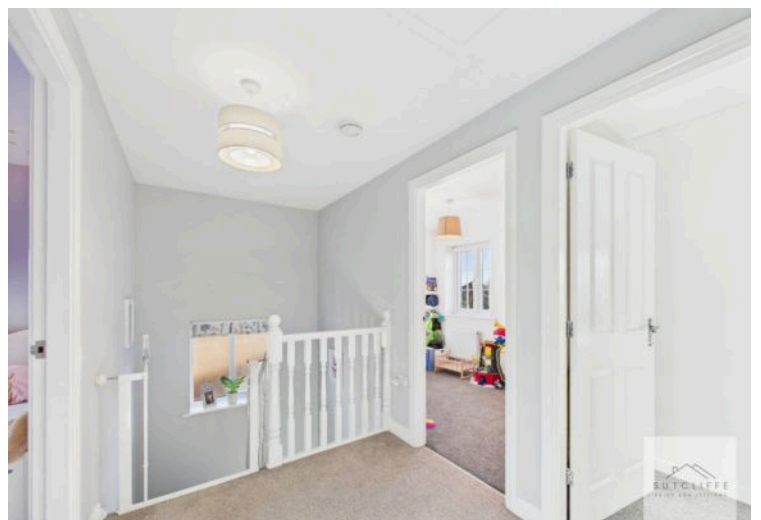
## GARAGE

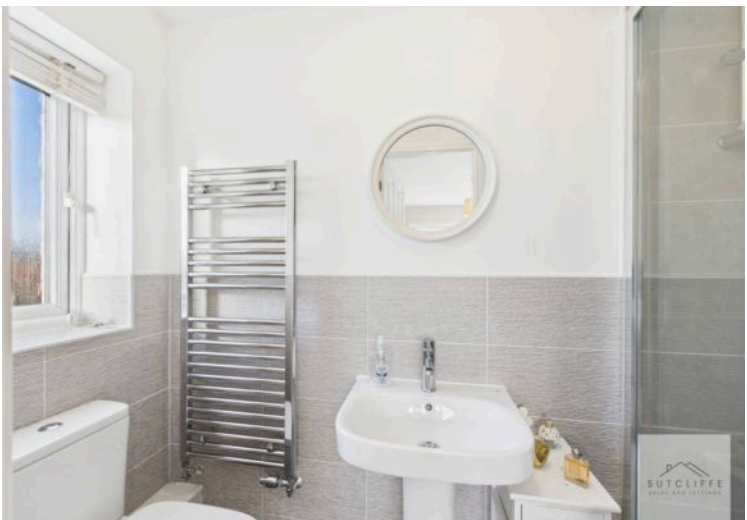
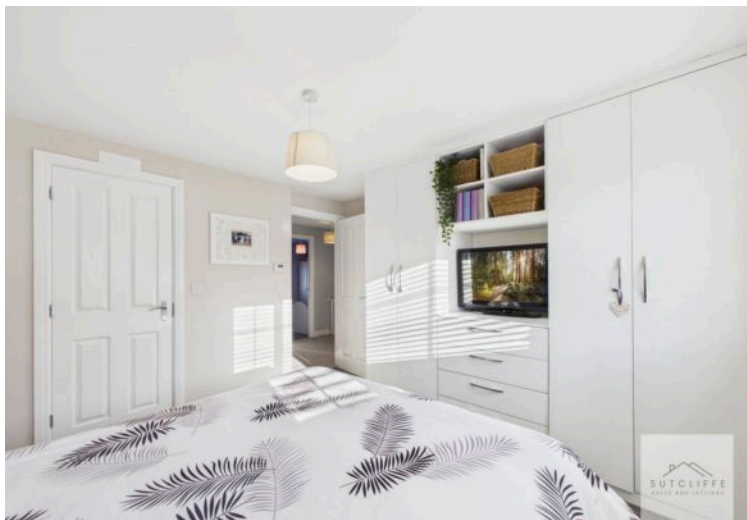
### Single Garage

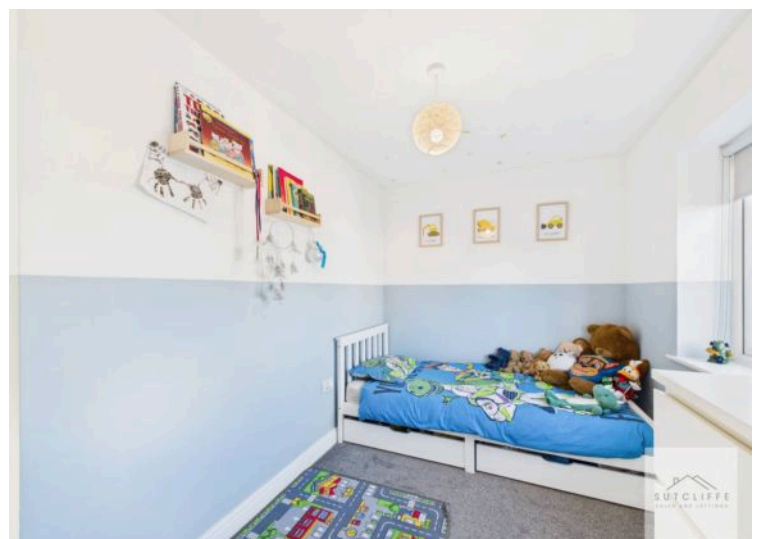
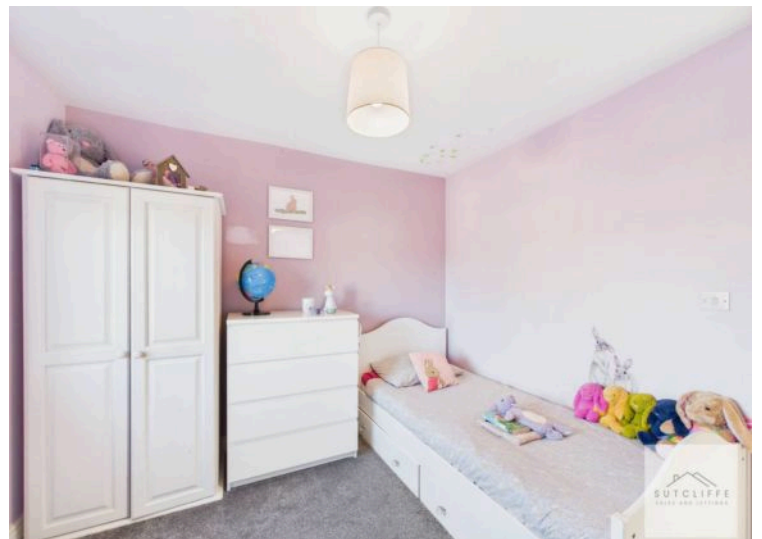
The property benefits from a detached single garage with an up-and-over door. The garage has been thoughtfully divided into two sections: the front provides ample space for general storage, while the rear has been converted into a bright sunroom, complete with patio doors opening directly onto the garden, offering a versatile and inviting additional living area.

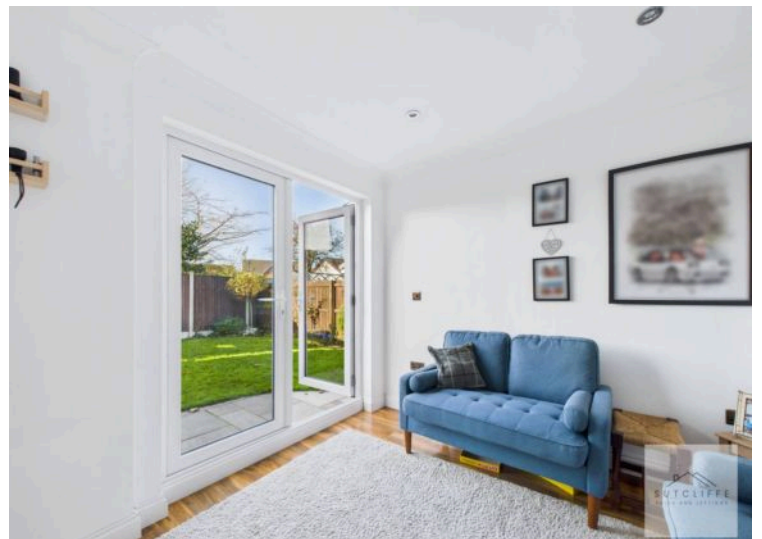










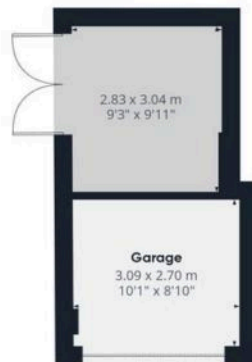




Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
111 m<sup>2</sup>  
1194 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360