



7 St. Paulinus Crescent, Catterick, Richmond, DL10 7UB

Nestled in the tranquil cul-de-sac of St. Paulinus Crescent in Catterick, Richmond. With four well-proportioned bedrooms, this property is ideal for families looking for room to grow. The two reception rooms provide ample space for relaxation and entertaining, ensuring that family gatherings and social events can be enjoyed in style.

The house boasts a generous parking area, accommodating up to four vehicles, which is a rare find in a village setting. The property is offered for sale with NO ONWARD CHAIN, allowing for a smooth transition into your new home.

Catterick is a charming village that offers a variety of local amenities, including a primary school, supermarket, public houses, pharmacy, petrol station, and take-away options. Families will appreciate the nearby children's play parks and sports facilities, which provide excellent opportunities for outdoor activities. Additionally, the picturesque walks along the River Swale offer a delightful escape into nature.

Transport links are superb, with the A1 motorway easily accessible and both Darlington and Northallerton train stations just a 20-minute drive away. This makes commuting to nearby towns and cities both convenient and efficient.

In summary, this delightful four-bedroom detached house in Catterick is perfect for families seeking a peaceful village lifestyle with excellent amenities and transport links. Don't miss the chance to make this lovely property your new home.

## Offers over £300,000



## HALLWAY

A part glazed door leads into the hallway, with a staircase leading to the first floor, wooden effect flooring, central heating radiator. Doors lead into the cloakroom, lounge and walkway into the the kitchen.

## DOWNSTAIRS W.C

Comprising of w.c, wash handbasin, central heating radiator and an extractor fan.

## LOUNGE 3.68 x 3.20 (12'0" x 10'5")

With a UPVC double glazed bay window, wooden effect flooring, central heating radiator, coving and archway into the dining room.

## DINING ROOM 3.28 x 2.75 (10'9" x 9'0")

With UPVC double glazed French doors leading out to the enclosed rear garden. With wooden effect flooring, coving and central heating radiator. A door leads into the kitchen / breakfast room.

## KITCHEN / BREAKFAST ROOM 4.25 x 3.27 (13'11" x 10'8")

With a range of wall, base and drawer units with worktops, one and a half bowl stainless steel sink unit with mixer tap over, tiled splash back, tiled flooring, electric oven, gas hob, extractor hood, plumbing for a washing machine, plumbing for a dishwasher. Three UPVC double glazed windows and space for a dining table. A door leads into the integral garage.

## FIRST FLOOR

### LANDING

With a useful storage cupboard and loft hatch providing access into the roof void which is partially boarded.

## BEDROOM 1 4.21 x 3.25 (13'9" x 10'7")

A double bedroom with a UPVC double glazed bay window to the front, fitted wardrobes with sliding doors

and a central heating radiator. A door leads into the ensuite.

## EN-SUITE

Having a shower cubicle, w.c and wash hand basin within a vanity storage unit, towel radiator and a UPVC double glazed window to the front.

## BEDROOM 2 3.14 x 2.86 (10'3" x 9'4")

A double bedroom with a UPVC double glazed window to the rear and a central heating radiator.

## BEDROOM 3 3.27 x 2.40 (10'8" x 7'10")

A double bedroom with a UPVC double glazed window to the front and a central heating radiator.

## BEDROOM 4 3.15 x 2.52 (10'4" x 8'3")

With a UPVC double glazed window to the rear and a central heating radiator.

## FAMILY BATHROOM

Having a panelled bath with shower over and a glass shower screen, w.c and wash hand basin, UPVC double glazed wind to the rear, part tiled walls and a towel radiator.

## EXTERNALLY

To the front of the property there is a large driveway for parking of multiple cars. There is a lawned area and gates either side of the property leading into the enclosed rear garden.

To the rear there is a paved patio, lawned area, external cold water tap.

## NOTES

- \* FREEHOLD
- \* COUNCIL TAX BAND E
- \* NEW Worcester Boiler (fitted Jan 2026).

## INTEGRAL GARAGE

With up and over door, power, lighting and a door leading out to the side of the property. NEW Worcester Boiler (fitted Jan 2026).







SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		83	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			