

FOURTH AVENUE

CATTERICK GARRISON

LOVE PROPERTY.♥

LOVE THE JOURNEY



Welcome home...

Positioned in Catterick Garrison, an area that supports a busy lifestyle. With supermarkets, schools, and transport links close by, and Richmond just a short drive away, you have the best of both worlds: convenience for everyday life and access to countryside walks across the Dales when time allows.

Arriving at Fourth Avenue, the house has a welcoming feel from the outset. An established front garden sits alongside the driveway, creating an attractive approach as you make your way to the front door.

Step inside and the layout unfolds in a way that feels both practical and easy to live in. To the left of the entrance hall is the lounge, a bright and comfortable room with easy-care laminate flooring and plenty of space for family-sized sofas and furniture.

Across the hall, the dining room offers another generous, light-filled space designed with everyday family life in mind. The kitchen leads naturally from here, creating an easy connection between cooking, dining and time spent together. Whether it is a quick breakfast before the day begins, family meals around the table or having friends over for dinner, the arrangement works particularly well.



Rest of the home...

Upstairs, there are three bedrooms, providing a practical arrangement for a growing family. Two are comfortable doubles, while the third is a single room that would work equally well as a child's bedroom, nursery or home office.

The family bathroom serves all three bedrooms and is currently fitted with a basin and walk-in-shower large shower. The toilet is separate to the bathroom, great for a busy family home.







Outside...

Outside, the generous garden offers plenty of space and exciting potential. Already divided into a number of distinct areas, it provides a wonderful opportunity to create a garden that suits family life, entertaining and relaxation.

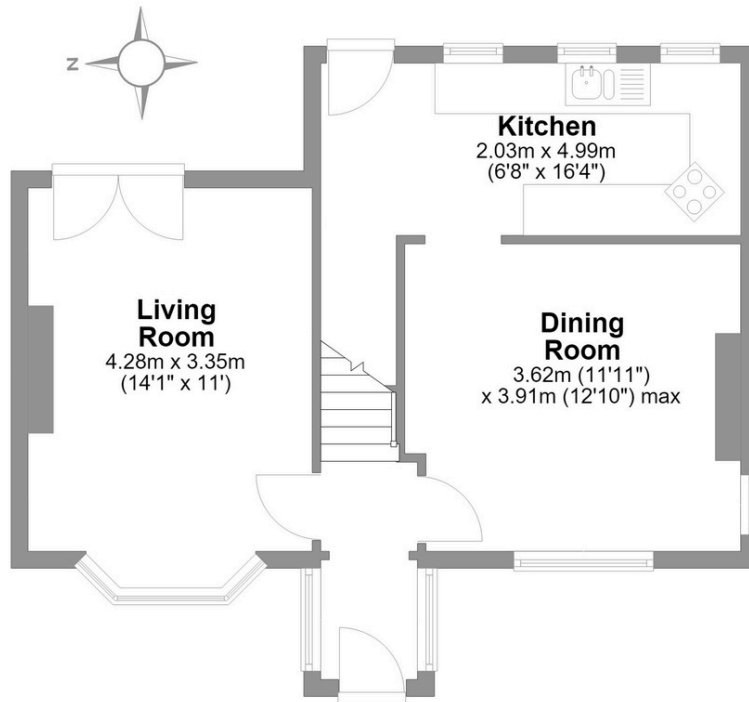
With a little care and a green-fingered touch, there is scope for colourful planting, areas for summer barbecues and outdoor dining, and plenty of room for children to play. An existing outbuilding provides useful additional storage, while the size of the garden could also comfortably accommodate a home office, summer house or greenhouse.

It is a versatile outdoor space, ready for its next owners to make their own.



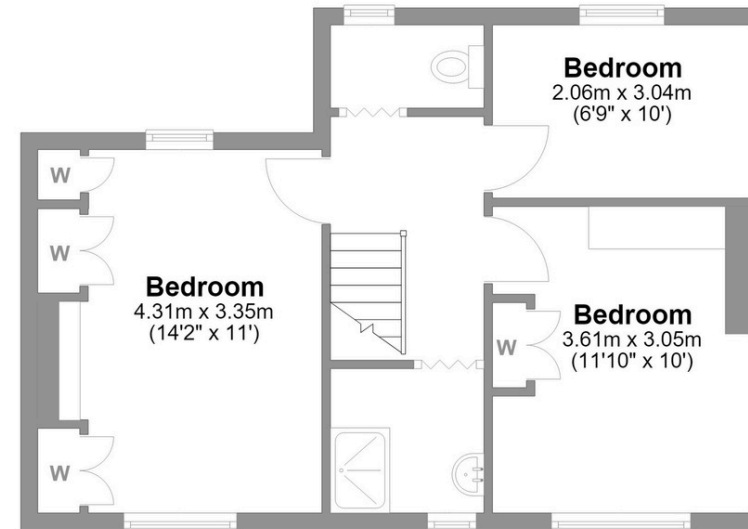
Fourth Avenue Colburn

Total area: approx. 88.5 sq. metres (952.5 sq. feet)



Ground Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.9 sq. feet)

LOVE PROPERTY

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

Finer Details...

Postcode: DL9 4RN
Freehold
Council Tax Band: B
EPC Rating: TBC
Gas Central Heating