

KIPLING DRIVE

BROUGH WITH ST GILES

LOVE PROPERTY.

LOVE THE JOURNEY



# Welcome home...

Found in a popular area of Catterick Garrison, this 3-bedroom semi-detached property is close to local shops, schools and has great access to the A1 and other travel links. This house is well-suited for a range of buyers, from families looking to downsize to first-time buyers who are looking for something move-in ready. The exterior introduces a neatly paved driveway, facilitating off-road parking for cars. There's also direct access to the back garden from the driveway, via a side gate.

Inside, you step into the hallway, which leads you upstairs, or to the right into the living room. The living room is a comfortable setting with neutral colours, including grey carpets underfoot.

To the rear of the home, your kitchen/diner is located overlooking the back garden through patio doors. Again, the kitchen is kept in neutral colours and comes with a fitted oven and hob, as well as space for a washing machine and under-unit fridge/freezer.

Opposite the kitchen, a four-seater table can be placed for you to enjoy family meals around. Understairs storage can be accessed from the dining room, a handy place to hide the Hoover and shopping bags away.





# Time for bed...

Upstairs, the main double bedroom is found at the front of the house, with stylish panelling to frame the bed and a built-in double wardrobe handy for storing away clothing. Two additional single bedrooms offer flexibility for use as further bedrooms or as a home office.

Your updated bathroom is found between all three bedrooms and features a built-in bath with overhead shower, so you have the best of both worlds.





## Outside...

The property's rear garden features a patio, lawn and decking area, providing a space for outdoor leisure and activities, enclosed to ensure privacy.

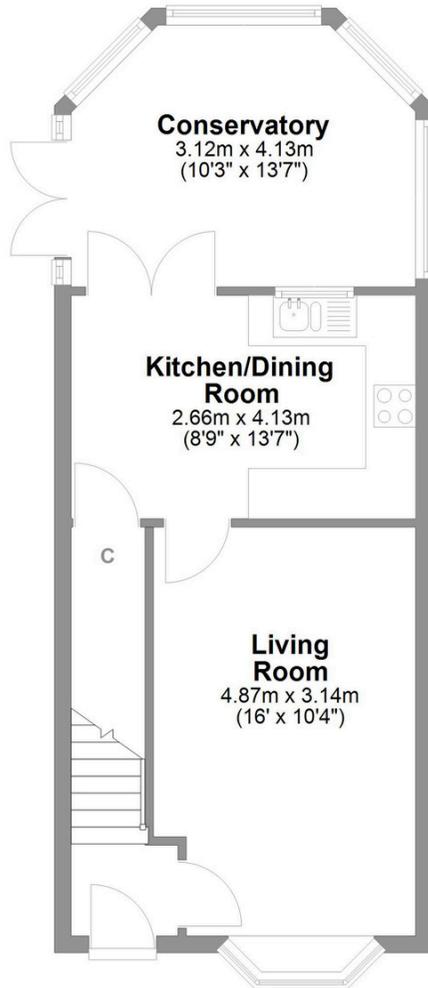
### Finer Details

Postcode: DL9 4XN  
Freehold  
Council Tax Band: C  
EPC Rating: C  
Gas central heating



# Kipling Drive Brough with St Giles

Total area: approx. 74.2 sq. metres (798.9 sq. feet)



**Ground Floor**

Approx. 43.9 sq. metres (473.0 sq. feet)



**First Floor**

Approx. 30.3 sq. metres (325.9 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