



## 3 Cherry Tree Court, Catterick Village

Offers in The Region of £449,950

Located behind electric gates within a courtyard setting of just three properties, this executive style four double bed roomed detached property is presented to the highest of standards resulting in a fantastic family home. To the ground floor is a living room, a dining room, a fully integrated kitchen, a utility room and a cloakroom, whilst to the first floor are four double bedrooms, the master bedroom with ensuite facilities and a family bathroom. Externally to the front is off road driveway parking and a double garage, whilst to the rear is an immaculate lawned garden with a patio area and planted borders. An early inspection is strongly recommended to appreciate the quality of the property on offer!

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

# 3 Cherry Tree Court

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## **Entrance Hall:**

Accessed via a upvc part glazed front door with side panels, the welcoming hallway has a radiator and understairs storage.

## **Cloakroom:**

With tiled surrounds, a concealed unit wc, a sink unit with storage and a mixer tap.

## **Living Room:**

A light and bright room providing plenty of space for relaxing, there is a window to the front of the property, a pair of French doors to the rear garden, two radiators and a TV point.



## **Kitchen:**

Comprising a range of quality wall and base units under granite worksurfaces, integrated is a fridge freezer, a dishwasher, a Neff oven and grill, an AEG induction hob with an extractor over and a stainless steel inset sink with a glass drainer.



There is a window overlooking the rear garden, a pair of French doors, a TV point and a radiator.

## **Dining Room:**

With ample space for a family dining table, the dining room has a bay window overlooking the front of the property and a radiator.



## **Utility Room:**

With further wall and base units under granite worktops, there is plumbing for a washing machine, an integrated fridge, space for a tumble drier, a glazed door onto the driveway and a radiator. The gas central heating boiler is located in the utility room.

## **First Floor Landing:**

With a light tunnel and loft access. The loft is part boarded.

**Bedroom 1:**

A double bedroom with a window to the front of the property, a radiator and a TV point.



**Ensuite:**

Well appointed and comprising a sink unit with storage, a concealed unit wc, a cubicle with a mains fed shower, a heated towel rail, a light up mirror and a frosted window.

**Bedroom 4:**

A fourth double bedroom with a radiator and a window to the rear of the property.

**Bathroom:**

Comprising a bath with a shower attachment, a wc, a wall hung sink with a mixer tap, a cubicle with a mains fed dual headed shower, an electric mirror and a frosted window.



**Bedroom 2:**

A double bedroom with a radiator and a window to the rear of the property.



**External:**

To the side is a block paved driveway providing off road parking for several cars. The double garage has an electric roller door, power and light. To the rear is an immaculate lawned garden with planted borders and a patio area.



**Bedroom 3:**

A double bedroom with a radiator and a window to the front of the property.

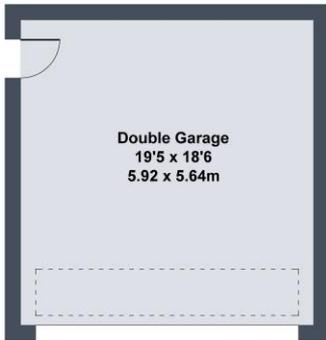


**Additional Information**

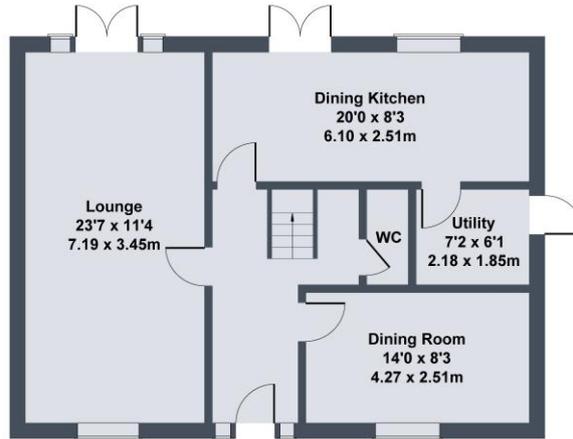
The postcode is DL10 7NL, the Council Tax Band is E.



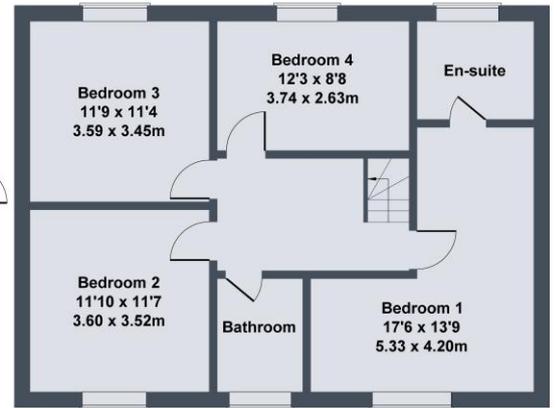
## 3 Cherry Tree Court



Garage



GROUND FLOOR



FIRST FLOOR

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.

Produced by Potterplans Ltd. 2026

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.