



15 St. Cuthberts Close, Colburn, Catterick Garrison, DL9 4WF
£190,000



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This semi-detached house in Colburn, Catterick Garrison, offers a delightful family home. With three well-proportioned bedrooms, the master bedroom benefits from an en suite bathroom, providing a private retreat, while an additional bathroom and a convenient downstairs w.c enhance the practicality of the home.

The inviting reception room serves as a welcoming space for relaxation and entertaining, making it ideal for family gatherings or quiet evenings in. The layout of the house is designed to maximise both light and space, creating a warm and inviting atmosphere throughout.

For those with vehicles, the property boasts parking for two vehicles, with two parking bays. This feature adds to the convenience of living in this lovely home, allowing for easy access and ample space for guests.

Call to arrange a viewing and don't miss the opportunity to make this delightful property your own.

HALL

Central heating radiator and staircase leading to the first floor. Doors lead into the downstairs w.c and into the lounge.

LOUNGE 4.63 x 3.68 (15'2" x 12'0")

Upvc double glazed window to the front, under stairs storage cupboard, central heating radiator and tv aerial point. Part glazed door leads into the kitchen / dining room.

KITCHEN / DINING ROOM 4.65 x 2.89 (15'3" x 9'5")

With a range of wall, base and drawer units with worktops and up stands, one and a half bowl stainless steel sink unit with mixer tap over, electric one, gas 4 burner hob, stainless steel extractor hood Logic combination central heating boiler, tiled floor, central heating radiator, plumbing for a dishwasher, plumbing for a washing machine. There is a UPVC double glazed window to the rear and French doors leading out to the rear garden.

FIRST FLOOR

LANDING

Having a shelved airing cupboard and a loft hatch providing access into the roof void.

BEDROOM 1 3.67 x 2.84 (12'0" x 9'3")

A double bedroom with built in wardrobes with sliding mirrored doors that have a hanging rail and shelving. Over the stairs storage cupboard, central heating radiator and a UPVC double glazed window to the front. A door leads into the en-suite.

EN-SUITE 1.93 x 1.62 (6'3" x 5'3")

Shower cubicle, wash hand basin, w.c, part tiled walls, extractor fan, central heating radiator and a UPVC double glazed window with obscured glass.

BEDROOM 2 2.81 x 2.59 (9'2" x 8'5")

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

BEDROOM 3 2.58 x 1.76 (8'5" x 5'9")

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

FAMILY BATHROOM 1.87 x 1.80 (6'1" x 5'10")

Having a panelled bath with a Mira electric shower over, glass shower screen, wash hand basin, w.c, towel radiator, extractor fan, Half tiled walls, UPVC double glazed window with obscured glass.

EXTERNALLY

To the front of the property there are two off road parking spaces, a lawned area and an external welcome light to the front door. A gate at the side gives access into the rear garden.

The rear garden is enclosed and has a lawned area, paved patio and a timber garden shed.

NOTES

* FREEHOLD

* COUNCIL TAX BAND C



£190,000

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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