



9 St Peters Close, Colburn

Offers in the region of £189,000

Sitting in a quiet corner position on this popular development, and with an open countryside aspect to the rear, this nicely presented property will appeal to a range of buyers. To the ground floor there is a living room and a modern open plan dining kitchen, with the first floor having three bedrooms and a modernised bathroom. Externally there is driveway parking, a garage and a garden with an open aspect. Being offered CHAIN FREE, an early inspection is recommended.

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

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Entrance Lobby:

Accessed via a upvc entrance door and having a door to the living room.

Living Room:

4.84m x 4.58m

A generous living room having a upvc double glazed window to the front of the property, a radiator, a TV point and a useful understairs cupboard.



Dining Kitchen:

4.56m x 2.60m

With ample space for a table, the kitchen is fitted with a range quality wall and base units with complimenting countertops and soft close fittings.



Integrated into the units are an induction hob and an electric oven. There is plumbing for a washing machine, a upvc double glazed window overlooking the garden and a upvc double glazed door that open out to the garden and provide open views.



First Floor Landing

Having a upvc double glazed window, loft access and an airing cupboard.

Bedroom 1:

3.90m x 2.58m

A double bedroom with a radiator and a upvc double glazed window.



Bedroom 2:

2.79m x 2.59m

With a radiator and a upvc double glazed window to the rear with lovely open views.



Bedroom 3:

2.92m x 1.92m

With a radiator, a storage cupboard and a upvc double glazed window.



Bathroom:

1.88m x 1.67m

Fitted with a modern white suite that comprises a bath with a dual headed shower over, a WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.



External

The property sits in a private corner position behind a driveway, lawn and a paved seating area.



The Garage has an up and over door. A gated path to the side gives access to the rear garden.

The rear garden has a lawn, a water tap and a raised paved seating area which makes the most of the open countryside aspect.



Additional Information

The postcode is DL9 4PF and the Council Tax Band is B. The Worcester gas fired central heating boiler is located in the kitchen.



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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.