



5 The Paddock, Catterick Village

Offers in The Region of £485,000

Sitting in a private cul de sac position within the very popular Low Green area of Catterick Village, this three bedroomed detached bungalow offers generous living spaces and is finished to the highest of standards. The accommodation comprises a living room with a multifuel stove, a fantastic open plan dining kitchen, a sun room with a second multifuel stove, a utility room, three bedrooms and two shower rooms. Externally to the front is a lawned garden and off road driveway parking, whilst to the rear is a double garage and a beautiful landscaped garden with two sheds and an open aspect. An early inspection is strongly recommended to appreciate the quality of the property on offer!

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

5 The Paddock

Sitting in a private cul de sac position within the very popular Low Green area of Catterick Village, this three bedroomed detached bungalow offers generous living spaces and is finished to the highest of standards. The accommodation comprises a living room with a multifuel stove, a fantastic open plan dining kitchen, a sun room with a second multifuel stove, a utility room, three bedrooms and two shower rooms. Externally to the front is a lawned garden and off road driveway parking, whilst to the rear is a double garage and a beautiful landscaped garden with two sheds and an open aspect.

Entrance Hall:

Accessed via a part glazed timber door, the welcoming hallway has a radiator and loft access.

Bedroom 1:

A double bedroom with the benefit of fitted wardrobes, a radiator and two windows overlooking the front of the property.



Ensuite:

Comprising a sink unit with a mixer tap and storage, a concealed cistern wc, a bidet, a heated towel rail, tiled surrounds, an extractor fan and a frosted window to the side of the property.

Bedroom 2:

A second double bedroom with built in wardrobes, a radiator and a window overlooking the rear of the property.



Bedroom 3:

A third bedroom with a radiator and a window overlooking the rear of the property.

Shower Room:

Very well appointed and comprising a corner cubicle with a Mira electric shower, a sink unit with a mixer tap and storage, a concealed cistern wc, tiled surrounds, a heated towel rail and an extractor fan.



Living Room:

Providing a lovely light space for relaxing with two windows overlooking the front of the property, the focal point of the room is the multifuel stove which is housed in the fireplace under a beam. There are two radiators, a TV point and a pair of doors which lead to the open plan dining kitchen.



Dining Kitchen:

Fitted with a range of quality wall and base units under granite worksurfaces and tiled splash backs, integrated is a ceramic double sink, a double oven, a gas hob with an extractor fan over, a dishwasher and space for a fridge freezer.



The kitchen provides ample space for a family dining table and has a window to the utility room, a ceiling height window to the side and a radiator.



Utility Room:

Comprising further wall and base units under complimenting countertops and tiled splashbacks, a sink with drainer and a hose tap, plumbing for a washing machine, a radiator, a Velux skylight and a frosted part glazed door to the rear garden.

Shower Room:

A second shower room including a cubicle with a Mira electric shower, a sink unit with a mixer tap and storage, a heated towel rail, a wc, an extractor fan and a frosted window. The Worcester Bosch boiler is located in the shower room.

Sun Room:

An impressive room which provides fantastic additional living space, dual aspect with windows to the rear and side of the property, as well as Velux skylights delivering plenty of light. With the benefit of a second multifuel stove, French doors to the rear garden and wall lighting.



External:

To the front of the property is off road driveway parking for multiple cars and a lawned garden with a mature hedgerow.

Whilst to the rear is a beautiful manicured garden with a covered seating area, a lawn and mature shrubs, flowers and fruit trees including apple, pear and plum trees, providing an excellent level of privacy. Beyond the wall is an open aspect, there is a potting shed and a further shed.

The double garage has an up and over door, power and light.



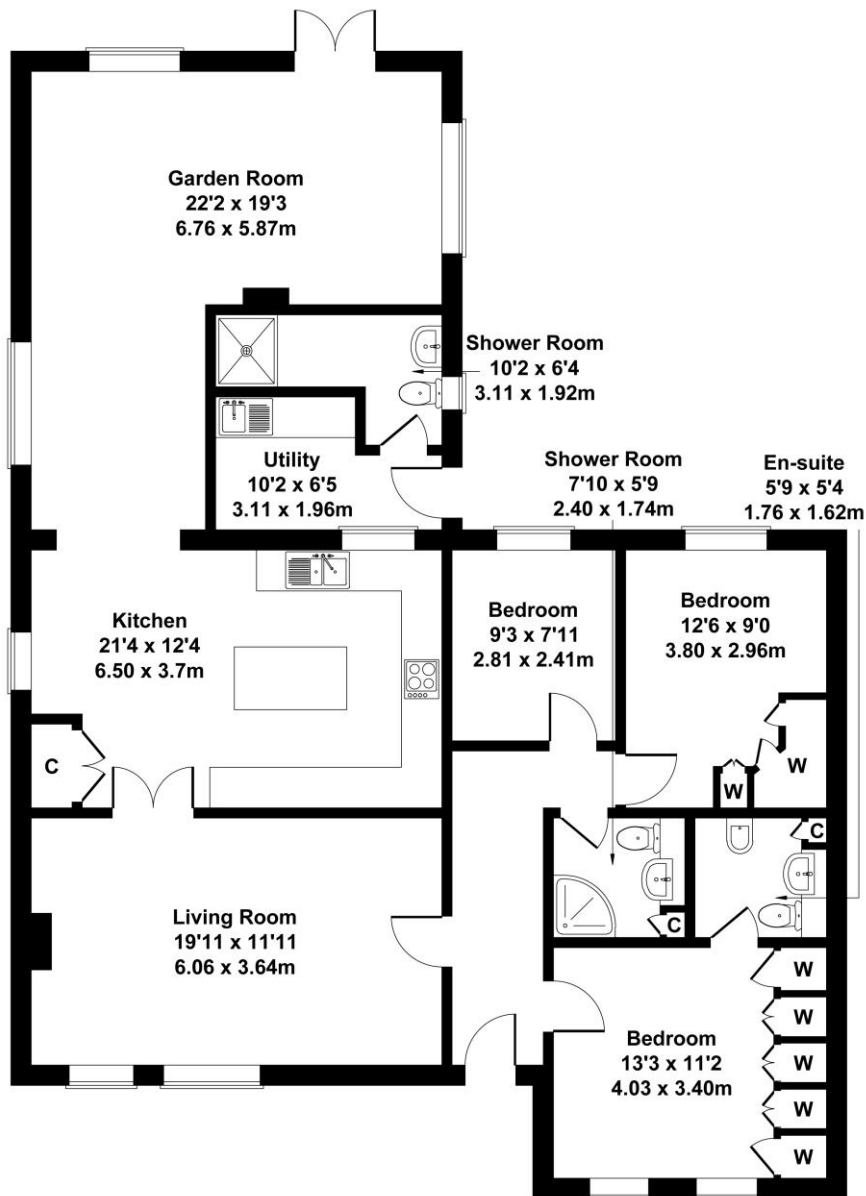
Additional Information:

The Postcode is DL10 7RZ, the Council Tax Band is E.



5 The Paddock, Catterick Village, DL10 7RZ

Approximate Gross Internal Area
1496 sq ft - 139 sq m



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.