



## 27 Colburn Lane, Colburn

Offers in The Region of £355,000

Sitting on a generous plot in this very popular location conveniently positioned for all local amenities, this most impressive detached bungalow has been fully refurbished by the current owners resulting in a first class home. The living spaces comprise a large living room, a dining kitchen, three double bedrooms, the master being ensuite, a conservatory and a fantastic bathroom. Externally there are generous mature gardens, ample driveway parking and a garage with workshop. An early inspection is strongly recommended to appreciate the scale and quality of the property on offer.

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

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## **Entrance Hall:**

Accessed through a upvc door with a glazed side panel, the hallway has a radiator, a large storage cupboard, a cupboard with shelving and loft access. The loft has lights, power and is boarded.

## **Living Room:**

A large and bright dual aspect living room having upvc double glazed windows to the front and side of the property. There are two radiators and a TV point.



## **Bedroom:**

A double bedroom with fitted wardrobes, a radiator and a upvc double glazed window. The **Ensuite** is fitted with a shower enclosure, a WC and a wash hand basin.



## **Dining Kitchen:**

With ample space for a table the kitchen is fitted with a range of wall and base units with complimenting countertops.



## **Bedroom:**

A double bedroom with fitted wardrobes, a radiator, and a upvc double glazed window.



There is space for an electric cooker, plumbing for a washing machine and dishwasher, space for a fridge freezer, a radiator and a upvc double glazed windows to the front and side. A half glazed door leads to the garage.

### **Bedroom:**

Currently used as a music room, there is a radiator, a upvc double glazed window and a door to the conservatory.



### **Conservatory:**

A lovely space for relaxing and enjoying the garden, the conservatory has a door that opens out to the garden.



### **Bathroom:**

The most impressive bathroom is fitted with a bath with a shower over, a WC and a wash hand basin. There is a walk in shower enclosure with a dual headed shower, under floor heating, a heated towel rail and two upvc double glazed windows.



### **External**

The property sits on a generous plot, well set back from the road behind a mature lawed garden and a block paved driveway providing off street parking for a number of cars. There is also an additional parking area to the side.

The Garage has an up and over door, power, light and a useful workshop to the rear which has a window and a door to the garden. There is plumbing for a washing machine and a vent for a tumble drier.

The private rear garden is lawned with a patio seating area and an apple tree.



### **Additional Information**

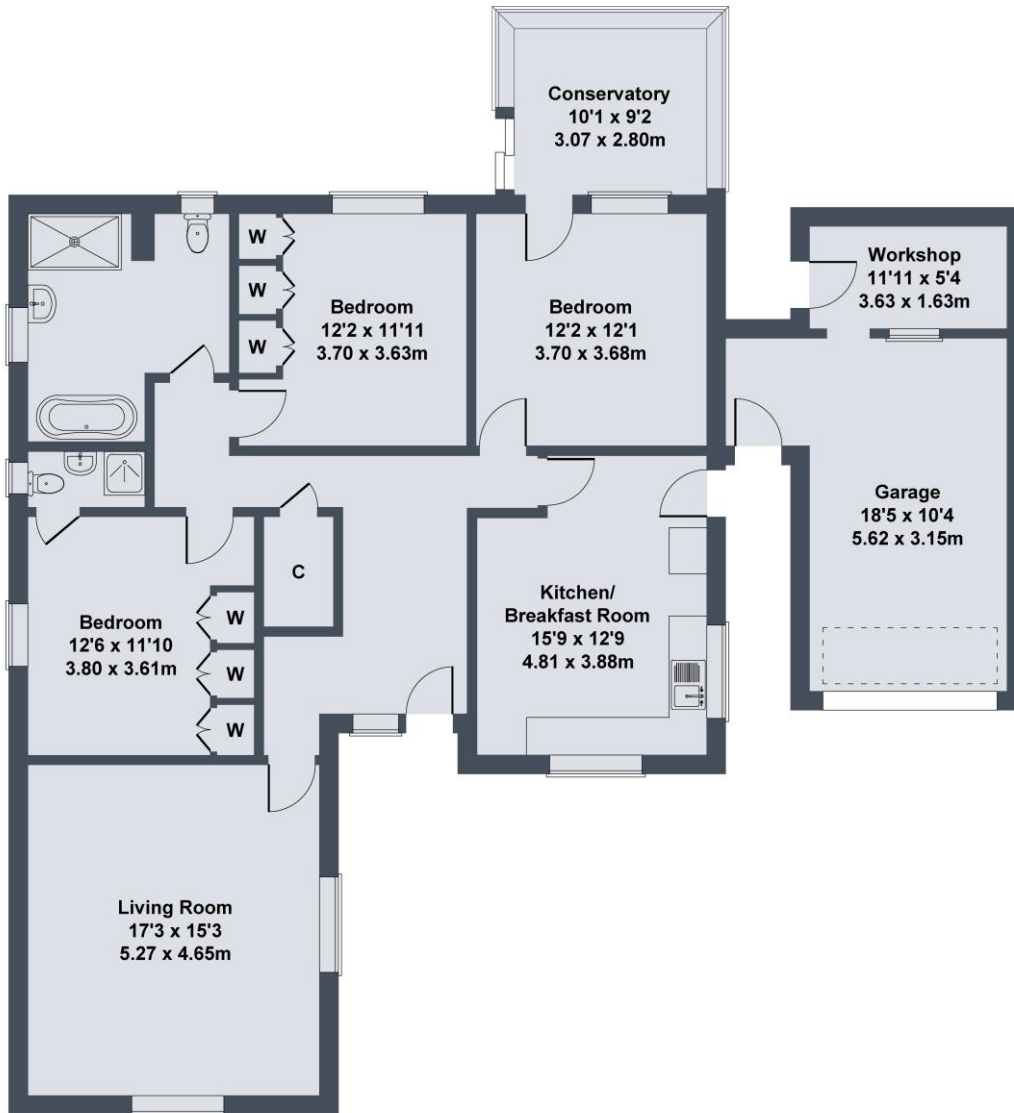
The postcode is DL9 4LT and the Council Tax Band is C.

The gas fired central heating boiler is located in the garage.

The property has the benefit of solar panels with battery storage.



**27 Colburn Lane, Colburn, Richmond**



**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.