



17 Beechwood Grove, Colburn, Catterick Garrison, DL9 4WA
Offers over £200,000

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A VERY DESIRABLE 3 BEDROOMED SEMI-DETACHED HOME in this popular residential area. Large 4.74m x 2.90m/15'6" x 9'6" min KITCHEN DINER, deep SITTING ROOM, CLOAKS/WC & STORE; 3 good BEDROOMS, BATHROOM & EN-SUITE. Private Rear GARDEN & 2-Car PARKING. Gas Central Heating & UPVC Double Glazing - CALL NOW TO VIEW.

HALL

A composite door leads into the entrance hall which has a central heating radiator, wooden effect flooring and a staircase to the first floor. A door leads into the lounge.

LOUNGE 4.23m x 3.68m (13'10" x 12'0")

With a UPVC double glazed window to the front, central heating radiator, wooden effect flooring and a tv aerial point. A door leads into the kitchen diner.

KITCHEN DINER 4.74m x 2.90m min (15'6" x 9'6" min)

A great space for entertaining: recently refitted with a range of wall, base and drawer units with wooden effect worktops, stainless steel sink unit with mixer tap over, tiled splash back, electric oven, gas hob, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher and plumbing for washing machine. Concealed Ideal gas 'combi-boiler', tiled flooring, TV point, central heating radiator and a UPVC double glazed French doors with side screens to rear.

CLOAKS/WC 1.86m x 1.06m (6'1" x 3'5")

Having a washbasin and w.c, tiled flooring and a central heating radiator.

STORE 2.04m x 0.98m (6'8" x 3'2")

A useful storage area.

FIRST FLOOR LANDING

With a central heating radiator and doors leading into the bedrooms and family bathroom. Loft hatch providing access into the roof void which is partially boarded and has a loft ladder and light.

BEDROOM 1. 3.68m max x (3.42m max) 2.85m min

(12'0" max x (11'2" max) 9'4" min)

A double bedroom with fitted robes, one panelled wall, UPVC double glazed window to front and a central heating radiator.

EN-SUITE 1.76m x 1.69m (5'9" x 5'6")

Shower cubicle, washbasin and wc, part tiled walls, central heating radiator, extractor fan and a UPVC double glazed window to the front.

BEDROOM 2. 3.30m x 2.65m (10'9" x 8'8")

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

BEDROOM 3. 3.56m x 2.05m (11'8" x 6'8")

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

BATHROOM 2.06m x 1.70m (6'9" x 5'6")

Panelled bath, washbasin and a w.c, half tiled walls and a central heating radiator.

EXTERNALLY

To the front there is a 2-Car Tarmac drive and an outside welcome light. Side gate to private enclosed rear garden with flagged patio with patio canopy cover, garden shed, lawn and a cold water tap.

NOTES

- * Freehold
- * Council Tax Band: C



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