



1 Chestnut Close, Catterick, Richmond, DL10 7RP
Offers in the region of £240,000



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Nestled in the tranquil setting of Chestnut Close in Catterick, Richmond, this charming detached bungalow presents an excellent opportunity for those seeking a comfortable and inviting home. Boasting two generously sized double bedrooms, this property is perfect for small families, couples, or individuals looking for a peaceful retreat.

The bungalow benefits from 12 solar panels and battery and also features a delightful sunroom, which invites an abundance of natural light and offers a serene space to relax and enjoy the surrounding views. The beautifully presented west-facing garden is a true highlight, providing a perfect backdrop for outdoor entertaining or simply unwinding in the fresh air.

HALLWAY

Composite entrance door, coving and a door leading into the lounge.

LOUNGE 6.67 x 3.15 (21'10" x 10'4")

Having a UPVC double glazed window to the front, two central heating radiators, electric fire with marble effect surround, coving and a tv aerial point. A door leads into the inner hallway.

INNER HALLWAY

Loft hatch providing access into the roof void, coving and doors leading into the kitchen / breakfast room, bedrooms and bathroom.

KITCHEN / BREAKFAST ROOM 5.52 x 2.82 (18'1" x 9'3")

With a range of wall, base and drawer units with worktops and decorative tiling. electric oven and hob with extractor hood over, integrated dishwasher, plumbing for a washing machine, stainless steel sink unit with mixer tap over, central heating radiator, Baxi combi central heating boiler housed within a wall cupboard, UPVC double glazed windows to the front and the side and a UPVC double glazed door.

BEDROOM 1 4.39 x 3.16 (14'4" x 10'4")

A double bedroom with vertical central heating radiator, coving and patio doors leading into the sunroom.

SUNROOM 2.98 x 2.71 (9'9" x 8'10")

Having UPVC double glazed windows and UPVC double

glazed French doors leading out to the rear garden, coving and wall lights.

BEDROOM 2 2.89 x 2.81 (9'5" x 9'2")

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

SHOWER ROOM

Having a shower cubicle, wash hand basin with mixer tap and a vanity unit beneath, w.c, tiled walls, tiled floor, towel radiator and a UPVC double glazed window to the side.

GARAGE

With an electric door, power and lighting.

EXTERNALLY

To the front is a beautifully landscaped garden with lawned area and mature shrubs. Extensive flagged driveway for parking of several cars leading to a wrought iron gate giving access to the rear garden.

There is a flagged drive to the side providing additional parking, external light.

Again a beautifully landscaped rear garden having an outside flagged patio area, lawned garden with established flower and shrub borders. Further paved area ideal for seating and corner gravelled area with a shed.

NOTES

* FREEHOLD

* COUNCIL TAX BAND



OFFERS IN THE REGION OF £240,000

Not to Scale



Energy Efficiency Rating

| | Current | Potential |
|--|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (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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