



15 St Cuthberts Close, Colburn

Offers in Excess of £170,000

Located within this popular and established development, well positioned for all local amenities and transport routes, this three bedroomed semi detached property borders open woodland and is immaculately presented throughout. To the ground floor is a living room, a dining kitchen and a cloakroom, whilst to the first floor are three bedrooms, the master bedroom with ensuite facilities, and a family bathroom. Externally to the front is off road driveway parking, whilst to the rear is a lovely lawned South facing garden with a patio area and a shed. Viewings available NOW!

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

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Entrance Hall:

Accessed via a composite front door, the welcoming hallway has a radiator and stairs to the first floor.

Cloakroom:

With a wc, a pedestal sink, a frosted window to the front of the property and a radiator.



Living Room:

A lovely space for relaxing, there is a window overlooking the front of the property, an understairs cupboard, a TV point and a radiator.



Kitchen:

Fitted with a range of wall and base units under complimenting countertops, integrated is an electric oven and a gas hob with an extractor fan over and a tiled splash back, a stainless steel sink with drainer, space for a fridge freezer and plumbing for a washing machine and a dishwasher. A window overlooks the garden.



The kitchen provides ample space for a family dining table, a pair of French doors lead to the garden.



First Floor Landing:

With loft access and a shelved cupboard.

Bedroom 1:

A double bedroom with a built in wardrobe, an over stairs cupboard, a radiator and a window to the front of the property.

**Ensuite:**

Comprising a cubicle with a mains fed shower, a pedestal sink, tiled surrounds, a wc, a frosted window and an extractor fan.

Bedroom 2:

A second double bedroom with a radiator and a window to the rear of the property.

**Bedroom 3:**

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

**Bathroom:**

Comprising a bath with a glass screen and an electric shower over, a heated towel rail, a wc, a pedestal sink with a mixer tap, tiled surrounds, an extractor fan and a frosted window.

**External:**

To the front of the property is off road driveway parking for two cars.

Whilst to the rear is a lovely lawned South facing garden with a patio area and a shed, bordering mature woodland.

**Additional Information:**

The Postcode is DL9 4WF, the Council Tax Band is C.

The gas central heating combi boiler is located in the kitchen.



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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.