

MOWBRAY ROAD

CATTERICK VILLAGE

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# Welcome home...

Catterick Village offers a well-connected and welcoming setting, with a range of local amenities including shops, schools, and everyday essentials all within easy reach. Combining a village atmosphere with practical convenience, it's a location well suited to modern living.

Tucked into a quiet corner of this sought-after road, 19 Mowbray Road enjoys a sense of privacy and space. With a driveway and garage, it offers the ease of pulling up and feeling instantly at home.

From the moment you arrive, there is easy access from the driveway through the side door, leading straight into the impressive kitchen diner; the true heart of this family home. It's a space designed for everyday living, whether cooking and sharing family meals, helping with homework, or simply spending time together.

The contemporary yet timeless white kitchen cabinetry enhances the sense of light, creating a bright and airy atmosphere throughout. In the warmer months, French doors can be opened to provide direct access to the garden, connecting indoor and outdoor living.

The dining area offers ample room for a large table, perfectly positioned within the generous bay window overlooking the garden.

The lounge flows naturally from the dining area through stylish sliding doors, creating a layout that works beautifully for both family life and entertaining. Elegantly presented, the room features a bay window to the front, filling the space with natural light. Close the sliding doors and settle in for cosy evenings with the family in front of the television.





# Time for bed...

Upstairs, the property offers three well-proportioned bedrooms, all tastefully presented in neutral tones.

The main bedroom is positioned to the front of the home and enjoys an abundance of natural light from the large bay window.

Bedrooms two and three overlook the rear garden and are both generously sized, making them ideal for a growing family and guests.

The family bathroom is well presented, featuring a contemporary and fresh suite. With both a shower for busy mornings and a bath for more relaxed evenings, it is a space designed to suit the rhythm of everyday life.



# Head outside...

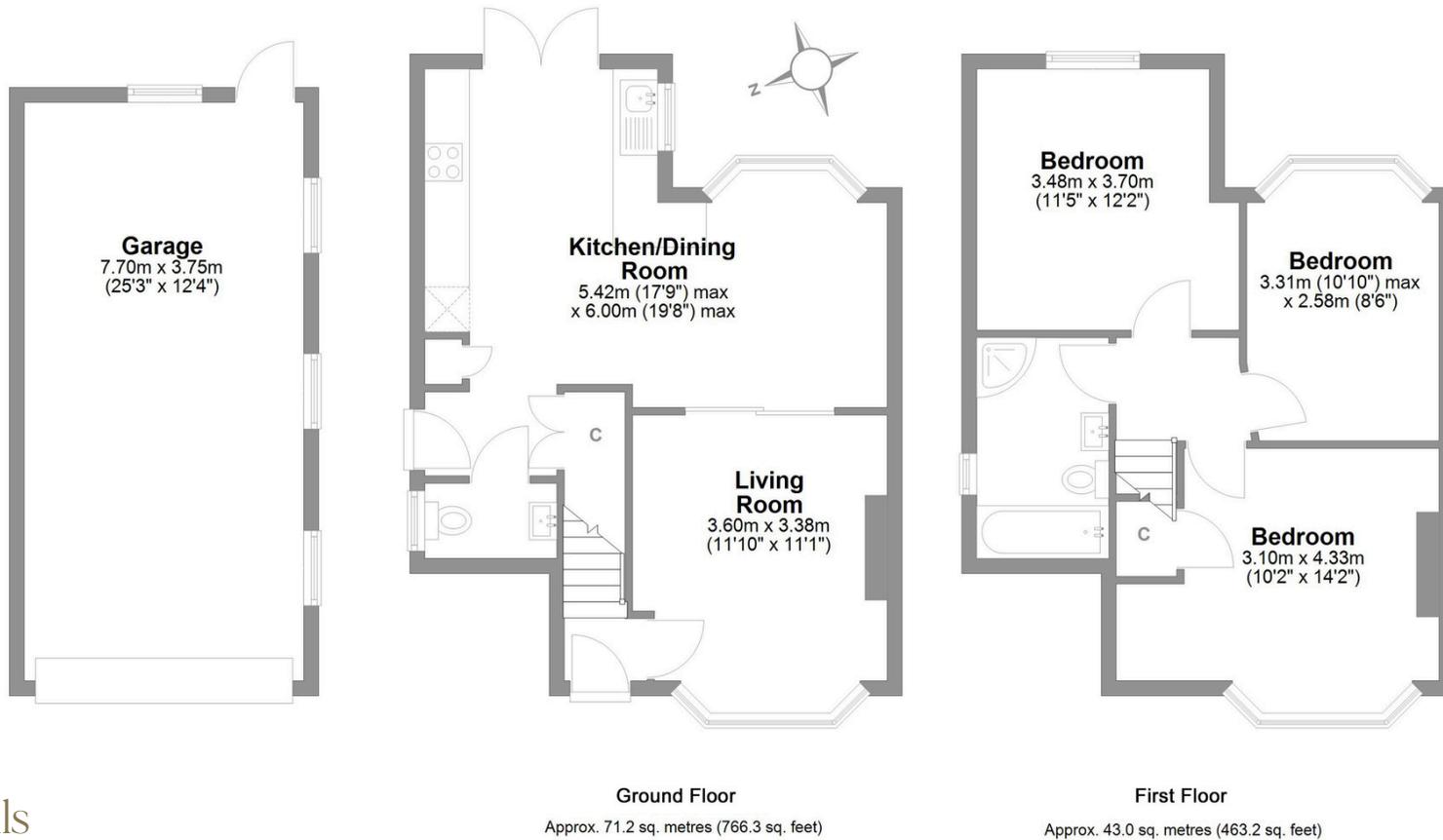
The rear garden is a wonderful feature of this family home, offering a well-kept lawn and a patio area that suits everyday family life perfectly. It's an ideal space for children to play, while the patio provides the perfect setting for summer barbecues and relaxed outdoor dining.

With a west-facing aspect, the garden enjoys the evening sun, making it a lovely place to make the most of longer days and spend time with family and friends. There is also convenient side access to the driveway and garage.



# Mowbray Road Catterick Village

Total area: approx. 114.2 sq. metres (1229.6 sq. feet)



## Finer Details

Postcode: DL10 7LA  
Freehold  
Council Tax Band: B  
EPC Rating: TBC  
Gas central heating

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd