



41 Mallard Road, Scotton, Catterick Garrison, DL9 3NP  
Offers over £200,000

# 41 Mallard Road, Scotton, Catterick Garrison, DL9 3NP

Located in a popular residential development in Scotton. This three bedoomed detached house offers generous sized living accommodation.

With a conservatory overlooking the rear garden and a large driveway providing off road parking for multiple vehicles an early viewing is highly recommended.

## HALLWAY

With a UPVC double glazed entrance door, staircase leading to the first floor, electric radiator, and a door leading into the lounge.

## LOUNGE / DINING ROOM 8.17 x 3.65 (widest) (26'9" x 11'11" (widest))

A large through lounge / dining room with a UPVC double glazed window to the front, electric living flame fire with marble effect surround, two electric radiators, tv aerial point, coving, window to the rear and a door leading into the kitchen.

## KITCHEN 3.53 x 2.15 (11'6" x 7'0")

Fitted with a range of wall, base and drawer units with worktops, stainless steel sink unit with mixer tap over, electric cooker point, plumbing for a washing machine and a handy under the stairs shelved pantry cupboard. A door leads into the conservatory.

## CONSERVATORY 4.44 x 1.98 (14'6" x 6'5" )

With UPVC double glazed windows and a UPVC glazed door leading out to the rear garden.

## FIRST FLOOR

## LANDING

## BEDROOM 1 4.53 x 2.75 (14'10" x 9'0")

A double bedroom at the front of the property with a UPVC double glazed window and an electric radiator.

## BEDROOM 2 3.49 x 2.74 (11'5" x 8'11")

A double bedroom at the rear of the property with a UPVC double glazed window.

## BEDROOM 3 2.95 x 1.78 (9'8" x 5'10")

With a built in wardrobe and a UPVC double glazed window to the front.

## BATHROOM 1.96 x 1.74 (6'5" x 5'8")

A white suite with a panelled bath with shower over, wash hand basin with a vanity cupboard beneath, w.c, tiled walls and a UPVC double glazed window to the rear with obscured glass.

## GARAGE

With an up and over garage door, power and lighting. There is a window to the side of the garage.

## EXTERNALLY

To the front there is a low maintenance gravelled garden. A long driveway provides off road parking for multiple vehicles.

To the rear there is an enclosed garden which has a patio area, external cold water tap, astro turf, mature shrubs and a brick built shed with power and lighting.

## NOTES

- \* FREEHOLD
- \* COUNCIL TAX BAND C



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