



22 Bennions Way, Catterick Village, DL10 7RL  
Asking price £275,000



## 22 Bennions Way, Catterick Village, DL10 7RL

Extended three-bedroom detached house offering a perfect blend of comfort and modern living with spacious reception rooms, providing ample space for relaxation and entertaining. The large lounge is a welcoming area, ideal for family gatherings or quiet evenings in.

The heart of the home is undoubtedly the refitted kitchen dining room, which has been designed with both style and functionality in mind. This space is perfect for enjoying meals with family and friends, and it truly must be seen to be appreciate.

With three well-proportioned bedrooms, this home is perfect for families or those looking for extra space. The property also features two bathrooms, ensuring convenience for all residents.

### HALLWAY

With a composite entrance door, central heating radiator and door leading into the lounge.

### LOUNGE 6.93 x 3.37 (22'8" x 11'0")

A large airy room at the front of the property with two central heating radiators, tv aerial point, triple glazed window to the front and staircase leading to the first floor. Hwam log burning stove and feature panelled wall. A door leads into the utility room and there is a glazed door with side panels leading into the kitchen / dining room.

### KITCHEN / DINING ROOM 6.02 x 4.55 (19'9" x 14'11")

Recently refitted to a high specification, having a range of wall, base and drawer units with Corian worktops, Belfast ceramic sink unit with mixer tap, integrated dishwasher, Bosch double oven, integrated fridge freezer, pantry style unit, island with electric hob, 6 bottle wine cooler, electric pop up socket with a wireless charger and space for breakfast bar stools, underfloor heating, spot lights, glazed French doors leading out to the rear patio. Two sky lights and two triple glazed windows to the rear.

### UTILITY ROOM 3.60 x 3.33 (11'9" x 10'11")

A generous sized utility room having base units with Corian worktops, Belfast sink unit with a mixer tap over, vertical radiator, plumbing for a washing machine and space for a tumble dryer. Window into the kitchen / dining room.

### FIRST FLOOR

#### LANDING

With a large airing cupboard housing the Baxi combi boiler, loft hatch providing access into the roof space which has a light.

### BEDROOM 1 3.58 x 2.86 (11'8" x 9'4")

A double bedroom at the rear of the property with fitted over the

bed robes and matching bedside drawers, central heating radiator and triple glazed window. A door leads into the ensuite.

### EN SUITE

Having a shower cubicle, w.c, wash hand basin with tiled splash back, central heating radiator and Triple glazed window.

### BEDROOM 2 2.96 x 2.67 (9'8" x 8'9")

A double bedroom at the front with a built in wardrobe with sliding door, central heating radiator and triple glazed window.

### BEDROOM 3 2.65 x 2.34 (8'8" x 7'8")

A double bedroom at the front with a fitted wardrobe with a sliding door, central heating radiator and central heating radiator.

### FAMILY BATHROOM

Having a white suite comprising of panelled bath with tiled splash back, w.c, wash hand basin, central heating radiator, triple glazed window and an extractor fan.

### EXTERNALLY

To the front of the property there is a block paved driveway providing off road car parking for two / three vehicles. There is a composite entrance door and a welcome light. A gate leads to the side of the property which is paved with Indian sandstone.

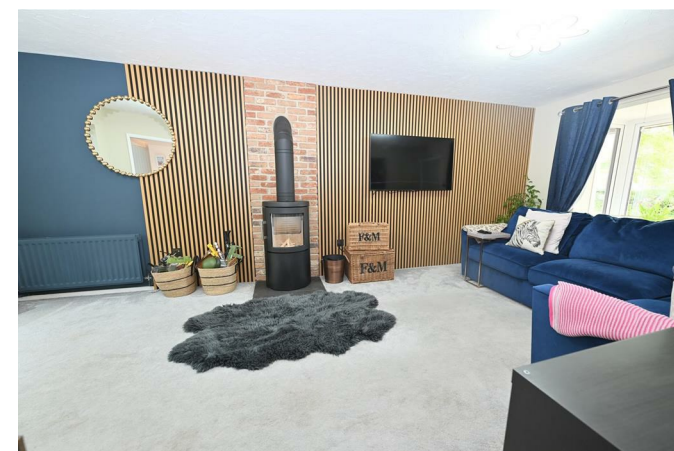
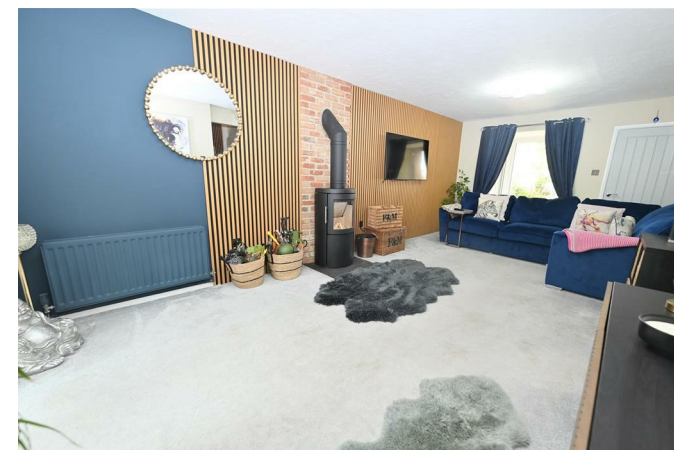
To the rear there is an enclosed garden with two Indian sandstone paved patio areas, lawned area, log store, external double electric socket, external cold water tap and a security light.

### GARAGE

With an up and over door, power, lighting and an electric car charging point.

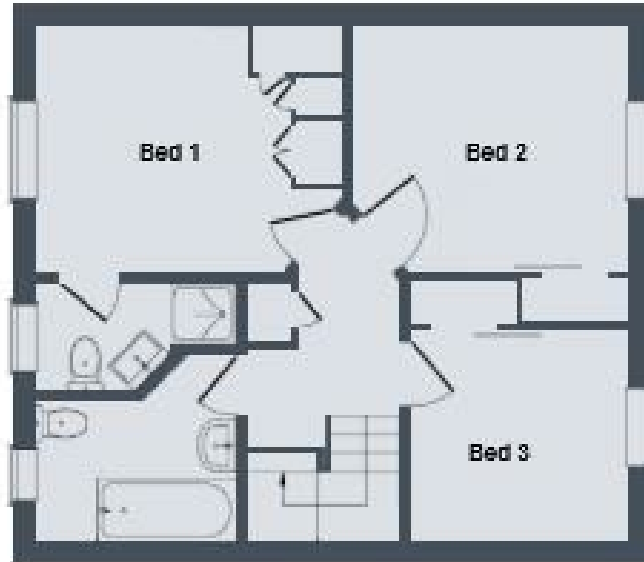
### NOTES

- \* FREEHOLD
- \* COUNCIL TAX BAND C
- \* BENEFITTING FROM NEW FACIA AND SOFFITS

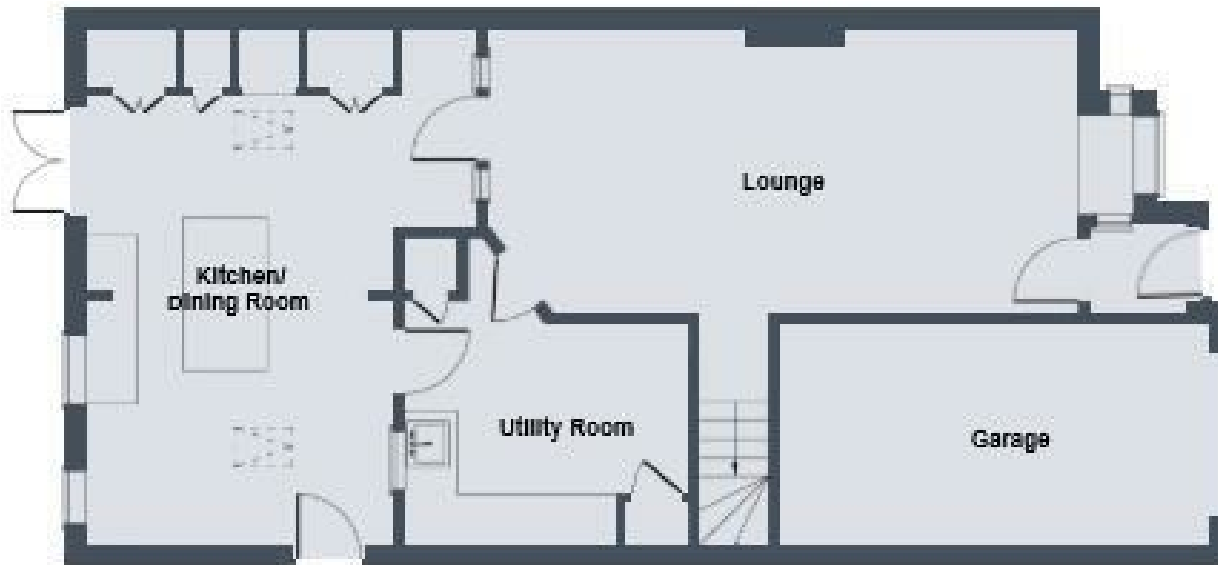


**ASKING PRICE £275,000**

NOT TO SCALE



FIRST FLOOR



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC

