



1 Cherry Tree Court, Catterick Village, North Yorkshire, DL10 7NL  
Offers over £375,000



# 1 Cherry Tree Court, Catterick Village, North Yorkshire, DL10 7NL

A MUST SEE - 168sqm (1,808sqft) 4 DOUBLE BEDROOM Family Home, with 2 RECEPTION ROOMS & a FABULOUS 6.31m x 3.82m (20'8" x 12'6") GARDEN ROOM. 6.10m/ 20'0" KITCHEN/BREAKFAST ROOM, UTILITY & WASHROOM/WC; 4 DOUBLE BEDROOMS, BATH & SHOWER ROOM, & EN-SUITE. UPVC Double-Glazing & Gas Central Heating. WEST Facing enclosed GARDEN, GARAGE & CARPORT.

Exclusive 3-House 'Gated community' with automatic electric entrance gates. VIEWING Highly Recommended.

CATTERICK VILLAGE is a sought-after community village with Primary Schooling, a Co-op local store, a Pub, a Health Centre & Pharmacy, Car Service Station, Café & Fish & Chip Shop etc. There is also a large sports ground & just outside the village is Catterick Racecourse. Close by are pleasant Walks & Cycling. Historic Richmond market town is about 5 miles & there is good access to the A1(M) & A66. There is a good bus route to Richmond & Darlington.

## RECEPTION HALL 4.74m max x 1.73m (15'6" max x 5'8")

Oak flooring & stairs to first floor with store cupboard under.

## WASHROOM/WC 1.82m x 0.95m (5'11" x 3'1")

Washbasin & WC.

## OFFICE/SNUG 4.20m x 3.22m into bay (13'9" x 10'6" into bay)

A versatile room with wide UPVC double-glazed bay window to front.

## SITTING ROOM 7.26m x 3.52m (23'9" x 11'6")

Another large room with UPVC double-glazed window to front & double doors with side screens to:

## GARDEN ROOM 6.31m x 3.82m (20'8" x 12'6")

A superb entertaining space with Oak flooring & down-lighting. UPVC double-glazed windows & UPVC double-glazed patio doors to outside; twin UPVC double-glazed doors to:

## KITCHEN/BREAKFAST ROOM 6.10m x 2.55m (20'0" x 8'4")

A great family & entertaining space fitted a range of under-lit wall & floor units, breakfast bar & worktops with inset 1 & ½ bowl sink; integrated eye-level double electric oven/grill & 4-ring gas hob with extractor over, & integrated dishwasher. Oak flooring & down-lighting, UPVC double-glazed window to rear & door to:

## UTILITY ROOM 2.22m x 1.87m (7'3" x 6'1")

Wall unit & worktop with plumbing for washing machine under, fridge/freezer space & Baxi gas boiler. Oak flooring & UPVC double-glazed door to outside.

## Adjoining GARAGE 5.70m x 3.10m (18'8" x 10'2")

See below.

## FIRST FLOOR LANDING

Hatch to part boarded LOFT with ladder & light point.

## Double BEDROOM 1. 5.39m max x 4.19m max (17'8" max x 13'8" max)

An L-shaped room with UPVC double-glazed window to front & door to:

## EN-SUITE 2.22m x 1.83m (7'3" x 6'0")

Walk-in shower area, inset washbasin with cupboard under & WC. Towel radiator & UPVC double-glazed window to rear.

## Double BEDROOM 2. 3.60m x 3.53m (11'9" x 11'6")

UPVC double glazed window to front.

## Double BEDROOM 3. 3.60m x 3.53m (11'9" x 11'6")

UPVC double-glazed window to rear.

## Double BEDROOM 4. 3.72m x 2.63m (12'2" x 8'7")

UPVC double-glazed window to rear.

## Family BATH & SHOWER ROOM 2.64m x 1.74m (8'7" x 5'8")

Panelled bath with mixer-shower over, separate shower cubicle, inset washbasin with cupboard under & WC. Towel radiator & UPVC double-glazed window to front.

## OUTSIDE

Automatic electric entrance gates to courtyard area & small lawn with hard-standing area & outside lighting leading to: CARPORT (5.19m x 3.12m/17'0" x 10'2") & to:

## Adjoining GARAGE 5.70m x 3.10m (18'8" x 10'2")

Electric roller door, strip-lighting & power. Eaves & door to side/rear garden.

## Enclosed REAR GARDEN

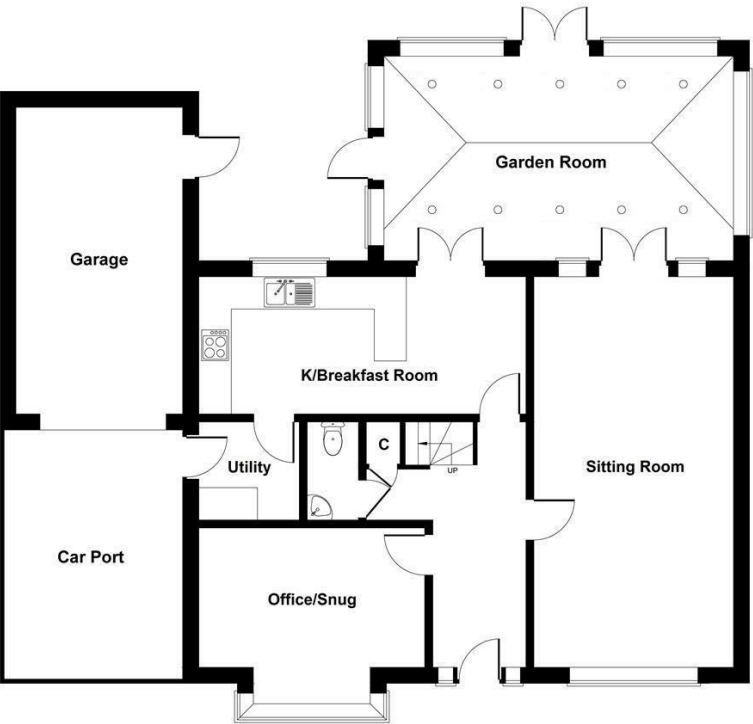
WEST FACING Lawned Garden with stone-flagged pathways & patio areas extending to the side (gate to front); outside light point, outside power sockets & cold-water tap. Cherry & Pear trees & Timber SHED (2.95m x 2.38m/9'8" x 7'9").

## NOTES

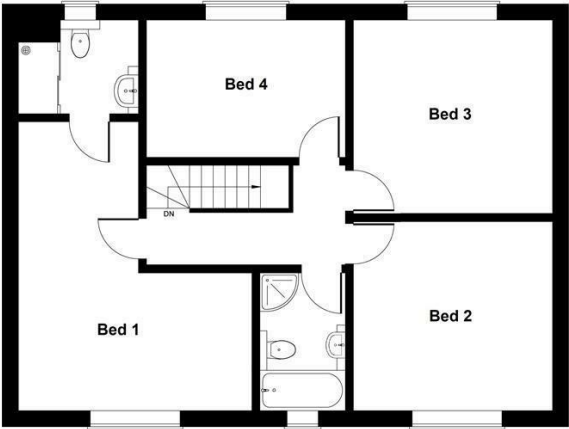
- (1) Freehold
- (2) Council Tax Band: E
- (3) EPC: TBA
- (4) Maintenance of shared courtyard access & electric entrance gates: shared between the 3 properties, 1/3 each - 2024/25 £150 each (Paid).
- (5) Mains Water, Electricity, Gas & Drainage.



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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.  
Produced by Potterplans Ltd. 2024



FIRST FLOOR

| Energy Efficiency Rating                                        |               |                                                                                                               |
|-----------------------------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current       | Potential                                                                                                     |
| Very energy efficient - lower running costs                     | <div>78</div> | <div>85</div>                                                                                                 |
| (92 plus) A                                                     |               |                                                                                                               |
| (81-91) B                                                       |               |                                                                                                               |
| (69-80) C                                                       |               |                                                                                                               |
| (55-68) D                                                       |               |                                                                                                               |
| (39-54) E                                                       |               |                                                                                                               |
| (21-38) F                                                       |               |                                                                                                               |
| (1-20) G                                                        |               |                                                                                                               |
| Not energy efficient - higher running costs                     |               |                                                                                                               |
| England & Wales                                                 |               | EU Directive 2002/91/EC    |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |               |                                                                                                               |
|                                                                 | Current       | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |               |                                                                                                               |
| (92 plus) A                                                     |               |                                                                                                               |
| (81-91) B                                                       |               |                                                                                                               |
| (69-80) C                                                       |               |                                                                                                               |
| (55-68) D                                                       |               |                                                                                                               |
| (39-54) E                                                       |               |                                                                                                               |
| (21-38) F                                                       |               |                                                                                                               |
| (1-20) G                                                        |               |                                                                                                               |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |               |                                                                                                               |
| England & Wales                                                 |               | EU Directive 2002/91/EC  |

