



28 Bennions Way, Catterick, Richmond, Yorkshire, DL10 7RL  
£925



## 28 Bennions Way, Catterick, Richmond, Yorkshire, DL10 7RL

A delightful 4 BED DETACHED FAMILY HOME - Offered to RENT from APRIL, The property offers spacious contemporary living accommodation. Positioned within a cul-de-sac within the village of Catterick, the village offers plenty of local amenities including; Primary School, local shop, health centre, pharmacy and bus links. VIEWING IS HIGHLY RECOMMENDED!

### ENTRANCE VESTIBULE

Front door into entrance vestibule, radiator, laminated floor and door to lounge.

### LOUNGE 4.206 exc window x 3.390 (13'9" exc window x 11'1")

Box window to front, central heating radiator, feature fireplace surround with marble style insert and hearth incorporating a gas fire. Ceiling coving, inner lobby with access to stairs, door to fourth bedroom and door to dining area.

### DINING AREA 3.327 x 2.312 (10'10" x 7'7")

Central heating radiator, laminated floor, and ceiling coving, walk through to family area and kitchen.

### FAMILY AREA 2.334 x 2.139 (7'7" x 7'0")

UPVC windows to side and rear with French doors leading to the garden. Down lighting.

### KITCHEN 2.531 x 3.228 (8'3" x 10'7")

One and half sink unit fed by flexi mixer tap, attractive range of base, drawer and wall units with contrasting work top surfaces. Void for Range Master oven (can be purchased from owner or removed if not required), integrated washing machine, fridge, freezer and plumbing for dishwasher. Range Master extractor hood and cream tiling to splash areas. Wall mounted Baxi boiler, kick floor heater, laminated floor, down lighting and UPVC window to rear.

### BEDROOM 4 (FORMERLY GARAGE) 3.033 x 2.410 (9'11" x 7'10")

Opaque UPVC window to side, cream vertical radiator, ceiling coving and recessed area for table.

### FIRST FLOOR

#### LANDING

Built in cupboard housing cylidner tank, doors to bedrooms and bathroom/w.c.

### MASTER BEDROOM 2.719 to robes x 3.491 (8'11" to robes x 11'5")

UPVC windows to rear, TV point, central heating radiator and door to en-suite.

#### EN-SUITE

Low level w.c, pedestal hand basin, tiling to splash areas, heated Chrome towel rail and UPVC window to rear, down lighting and extractor fan. (Shower cubicle with mixer bar, folding screen and shower boarding - completed W/C 8 May).

### BEDROOM 2 3.028 x 3.260 to robes (9'11" x 10'8" to robes)

UPVC window to front, central heating radiator and down lighting.

### BEDROOM 3 2.661 x 2.346 (8'8" x 7'8")

UPVC window to front, single radiator and down lighting.

#### FAMILY BATHROOM/W.C

Three piece white suite; low level w.c, shaped panel bath with wall mounted shower mixer and screen, pedestal hand basin with mixer tap, decorative tiling to walls, heated chrome towel rail, extractor fan and UPVC opaque window to rear.

#### EXTERNALLY

Driveway for parking of 2 cars, the former garage has been converted into the 4th bedroom however there is some storage to the front with up and over door.

A side path with wooden gate leads to the rear garden.

Indian stone paved areas to the rear with a lawned garden, outside light and water tap. Enclosed by fencing.



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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</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 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 CO2 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 CO2 emissions</i>		

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