

6 Beechwood Grove, Colburn, Catterick Garrison, DL9 4WA

£269,950

marcus alderson estate agents

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NEW PRICE Generous sized 4-BEDROOM DETACHED HOUSE offered with NO ONWARD CHAIN - an excellent opportunity for families seeking a comfortable and spacious home. The property boasts a well-thought-out layout, featuring 2 BATHROOMS.

There's a sizeable SITTING ROOM and a large 5.71m x 3.36m (18'8" x 11'0") KITCHEN/BREAKFAST ROOM. The ample living space is perfect for both relaxation and entertaining, making it an ideal setting for family gatherings or quiet evenings at home. The ground floor is particularly appealing, with a downstairs WC and a UTILITY ROOM that enhances practicality for everyday living.

Situated in a popular area, this home is conveniently located near local schools and amenities are also within close reach, providing everything you need for day-to-day living. The property offers easy access to the A1, making commuting and travel straightforward.

With a GARAGE and PARKING for 2 vehicles, this detached house combines comfort, convenience, and a prime location, making it a perfect choice for those looking to settle in a vibrant community. Don't miss the chance to make this lovely property your new home.

HALLWAY
A double glazed entrance door leads into the hallway which has a tiled floor, under stairs cloaks cupboard, central heating radiator and staircase leading to the first floor. Doors lead into the lounge, kitchen / dining room and the downstairs w.c.

DOWNSTAIRS W.C
W.c, wash hand basin, central heating radiator, tiled flooring and half tiled walls.

LOUNGE 4.40m x 3.60m (14'5" x 11'9")
With a double glazed window to the front, white feature fireplace with electric fire, central heating radiator and a tv aerial point.

KITCHEN/BREAKFAST ROOM 5.71m x 3.36m (18'8" x 11'0")
Fitted with a range of wall, base and drawer units with worktops and up stands, electric cooker with a gas hob and a stainless steel extractor hood over,, plumbing for a dishwasher, tiled flooring, central heating radiator, spot lights and French doors leading out to the rear garden and a UPVC double glazed window to the rear. A door leads into the utility room.

UTLITY ROOM 1.71m x 1.26m (5'7" x 4'1")
Base units with a worktop, plumbing for a washing machine and tiled flooring.

FIRST FLOOR

LANDING
Having a central heating radiator and loft hatch providing access into the roof void.

BEDROOM 1. 3.63m x 3.32m (11'10" x 10'10")
A double bedroom with fitted robes, central heating radiator and a UPVC double glazed window to the front. A door leads into the ensuite.

EN SUITE 2.03m x 1.22m (6'7" x 4'0")
Having a shower cubicle, w.c, wash hand basin, hanf tiled walls and a central heating radiator.

BEDROOM 2. 3.51m x 2.81m (11'6" x 9'2")
A double bedroom with a UPVC double glazed window to the rear and a central heating radiator.

BEDROOM 3. 2.82m x 2.51m (9'3" x 8'2")
A double bedroom with a UPVC double glazed window to the rear and a central heating radiator.

BEDROOM 4. 2.30m x 2.24m (7'6" x 7'4")
With a UPVC double glazed window to the front and a central heating radiator.

FAMILY BATHROOM
Panelled bath, w.c and a wash hand basin, tiled walls, large bathroom mirror, spot lights and a towel radiator.

EXTERNALLY
To the front of the property there is a lawned area, there is an outside welcome light to the front door.
To the side of the property there is a driveway providing off road parking for two vehicles.

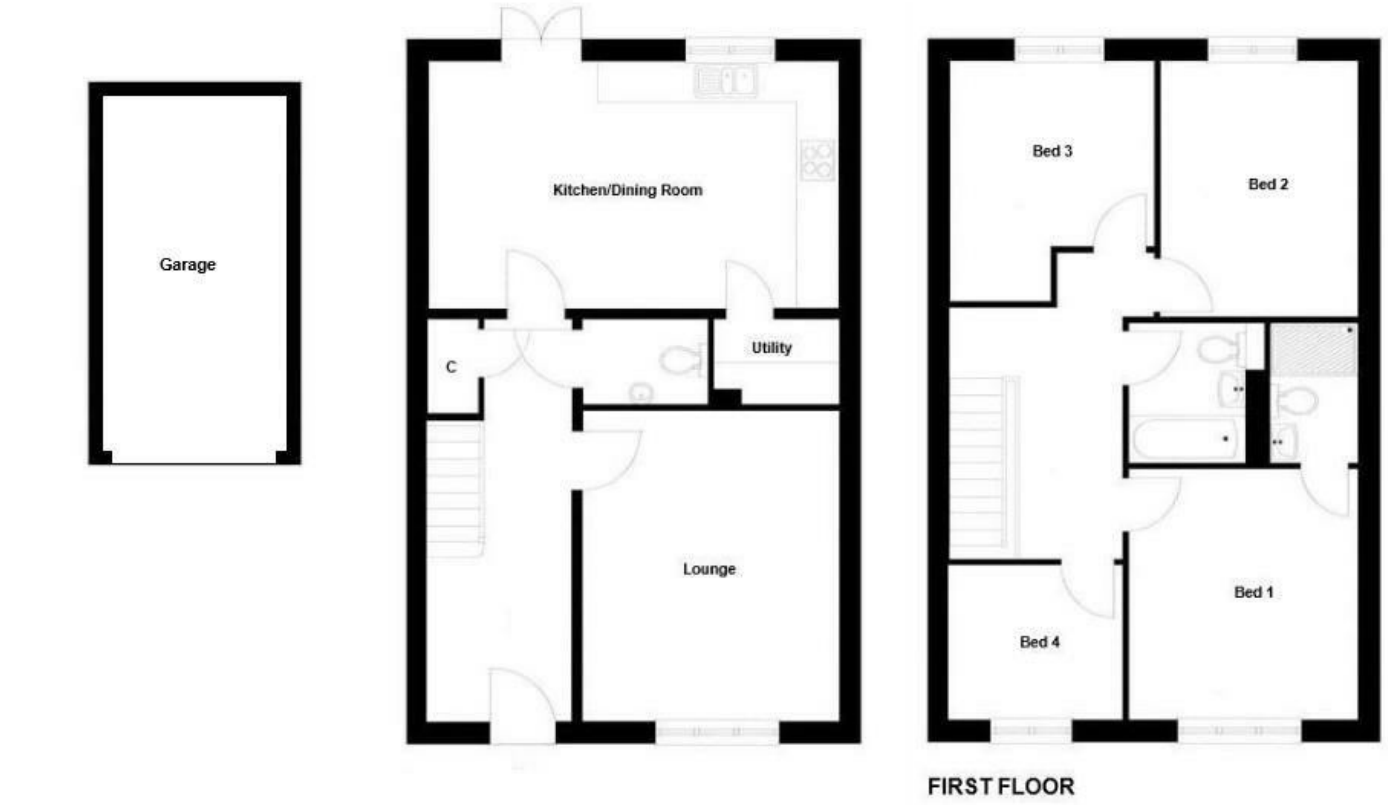
GARAGE
A detached garage with an up and over door, power, lighting and eve storage.

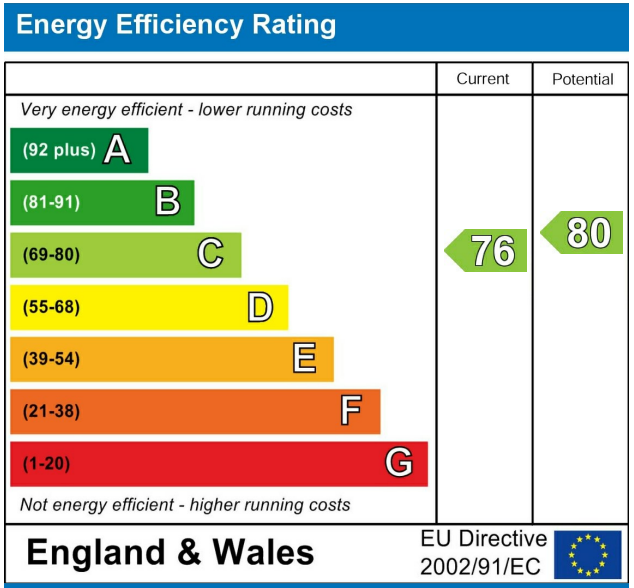
NOTES
* FREEHOLD
* COUNCIL TAX BAND D

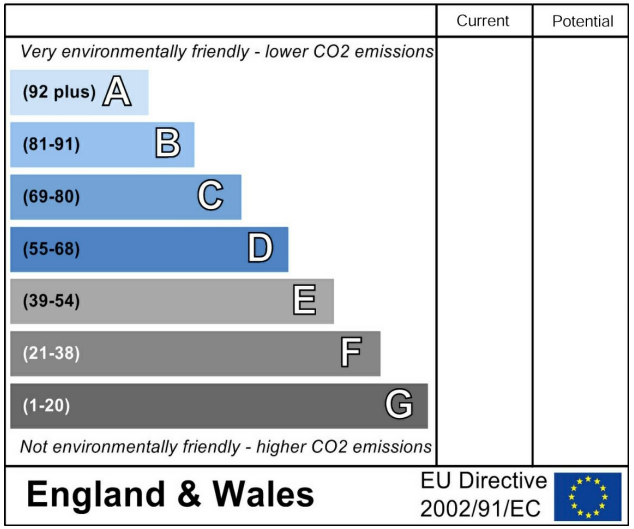




£269,950


Garage
Kitchen/Dining Room
C
Utility
Lounge
Bed 3
Bed 2
Bed 4
Bed 1
FIRST FLOOR


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(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
76
80
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


RUNK AS DUCK





