

4 BLUEBELL WALK

CATTERICK GARRISON

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# Welcome home...

Bluebell Walk is well placed for the shops, schools and amenities of Colburn and Catterick Garrison, while the A1(M) is within easy reach for commuting towards Richmond, Darlington and further afield.

A particularly well-presented four-bedroom detached home with a great position on Bluebell Walk, backing onto established woodland rather than neighbouring houses. With separate living and dining rooms, an en suite, garage and a good-sized garden, this is a practical family home that is ready to move into.

The ground floor has a separate living room, dining room and kitchen, giving the house defined spaces for day-to-day family life. The living room is a good size, with French doors opening directly onto the rear garden. The separate dining room provides plenty of space for a family dining table. The kitchen is fitted with modern cream gloss cabinetry, contrasting worktops and integrated cooking appliances, with a good amount of storage and preparation space.





# Upstairs...

Upstairs are four good-sized bedrooms. The main bedroom benefits from its own en suite, while the remaining bedrooms are served by the family bathroom.

Two of the bedrooms overlook the front of the property, including the main bedroom, whilst the other two look toward the back of the house.





A wide-angle photograph of a large, sunny rear garden. In the foreground, a paved patio with large, light-brown rectangular tiles is visible. To the left, a wooden bench is partially seen. In the center, a well-maintained green lawn stretches towards a wooden fence. The fence is made of vertical wooden slats and runs along the back and sides of the garden. To the right, there is a small, light-brown wooden shed with a gabled roof. Various potted plants and a stone birdbath are scattered throughout the garden. The background is filled with lush green trees under a bright blue sky with scattered white clouds. A semi-transparent text box is overlaid on the lower-left portion of the image.

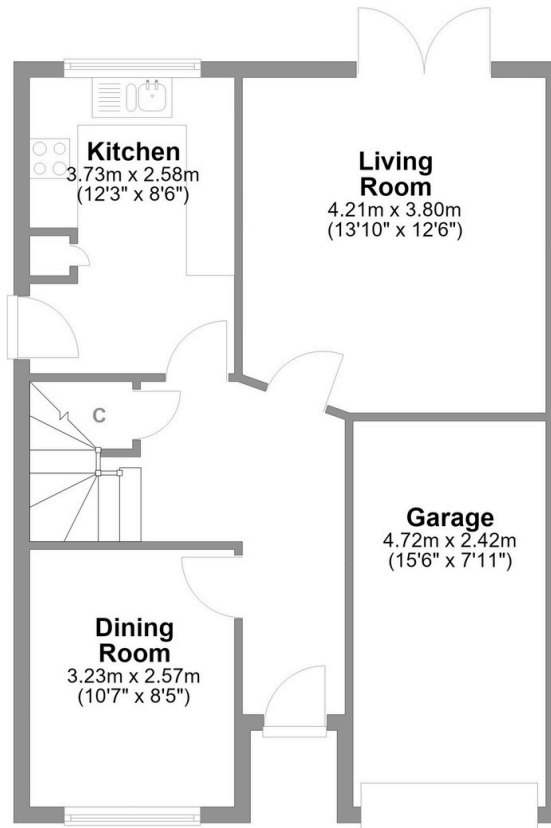
## Outside...

The rear garden is one of the property's strongest features. There is a generous paved patio and lawn, with established woodland beyond the boundary providing a much greener outlook than many homes on the development.

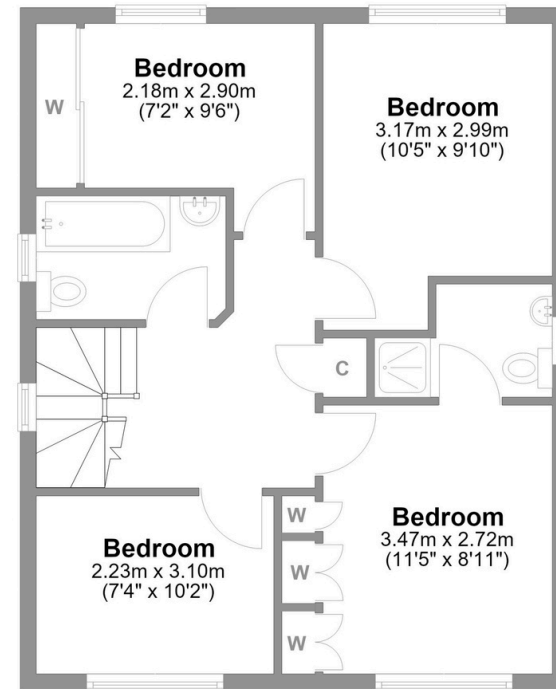
To the front is a driveway with parking for two cars and an integral garage.

## Bluebell Walk Colburn

Total area: approx. 110.0 sq. metres (1184.3 sq. feet)



**Ground Floor**  
Approx. 57.4 sq. metres (617.3 sq. feet)



**First Floor**  
Approx. 52.7 sq. metres (567.0 sq. feet)



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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd

Second Floor