



## 31 Woodland Avenue, Catterick Garrison

Offers in The Region of £235,000

Forming part of this very popular and conveniently positioned development, this very well presented detached house provides well planned living spaces and will appeal to a range of buyers. To the ground floor there is a living room, a dining kitchen and a cloakroom, whilst to the first floor there are three bedrooms, the master having an ensuite, and the house bathroom. Externally there is ample driveway parking and a low maintenance garden. Being offered CHAIN FREE an early inspection is strongly recommended!

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

# 31 Woodland Avenue, Catterick Garrison

Forming part of this very popular and conveniently positioned development, this very well presented detached house provides well planned living spaces and will appeal to a range of buyers. To the ground floor there is a living room, a dining kitchen and a cloakroom, whilst to the first floor there are three bedrooms, the master having an ensuite, and the house bathroom. Externally there is ample driveway parking and a low maintenance garden. Being offered CHAIN FREE an early inspection is strongly recommended!

## **Entrance Hall:**

Having a radiator and a upvc double glazed window.

## **Living Room:**

4.82m x 3.00m

A dual aspect living room having upvc double glazed windows to the front and rear of the property. There is a TV point and two radiators.



## **Dining Kitchen:**

4.82m max x 3.21m max

With space for a table, the kitchen is fitted with a range of cream coloured wall and base units with soft close fittings. Integrated into the units are a gas hob and an electric oven with an extractor over, a fridge and a freezer.



There is plumbing for a washing machine, two radiators, a large storage cupboard and a upvc double glazed window. A pair of upvc double glazed patio doors lead out to the garden.



## **Cloakroom:**

Fitted with a WC and a wash hand basin. There is a radiator and a upvc double glazed window.

## **First Floor Landing:**

With a radiator and loft access.

## **Bedroom:**

3.55m x 2.83m

A double bedroom with a fitted wardrobe, a TV point, a radiator and two upvc double glazed windows.



The **Ensuite** has a WC, a wash hand basin and a shower enclosure with a Mira shower.

**Bedroom:**

3.67m x 2.46m

A double bedroom with a radiator, a storage cupboard and a upvc double glazed window.



**Bedroom:**

2.34m x 2.00m

With a radiator and a upvc double glazed window.



**Bathroom:**

2.01m x 2.00m

Fitted with a white suite that comprises a bath with a mixer tap shower over, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.



**External**

The property sits back from the road behind a lawned garden and a block paved driveway providing ample parking.

The Garage has an up and over door.

The rear garden is a low maintenance garden with artificial turf and two paved seating area.



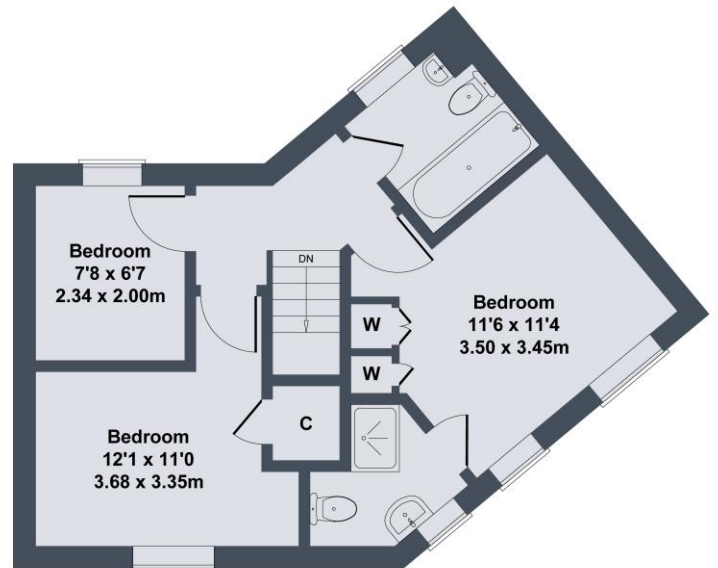
**Additional Information**

The postcode is DL9 4WD and the Council Tax Band is C.

The gas fired central heating boiler is located in the kitchen.



**31 Woodland Avenue, Colburn, DL9 4WD**



**GROUND FLOOR**

**FIRST FLOOR**

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. 2026