



## 3 Essex Close, Catterick Garrison

Offers in the region of £143,000

In a quiet position on this very popular and conveniently positioned development, this significantly improved, extended and remodelled end terraced house is very nicely presented and provides generous and well planned living spaces, perfect for a range of buyers. To the ground floor there is a large dining kitchen, a living room, a garden room, a cloakroom and a large rear porch, with the first floor having three bedrooms and a modern bathroom. Externally there are very private gardens, a summerhouse and a garage. Being offered to the market CHAIN FREE, an early inspection is strongly recommended.

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



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## **Entrance Hall:**

Accessed through a half glazed upvc door and having a radiator, useful storage units and an under stairs storage area. The cloakroom has a WC and a wash hand basin.

## **Living Room:**

5.24m x 3.19m

A dual aspect living room having a upvc double glazed window to the front and a set of sliding doors to the garden room. There is a TV point and a radiator.



## **Garden Room:**

2.82m x 2.23m

A lovely space for relaxing and having a radiator and a door to the garden.



## **Dining Kitchen:**

5.25m x 2.70m

With ample space for a table and fitted with a generous range of modern wall and base units with complimenting countertops.



There is a gas cooker with an extractor over, plumbing for a washing machine and space for an under counter fridge and freezer. The dining area has radiator and a pair of upvc patio doors to the garden.



## **Rear Lobby:**

4.01m x 2.14m

Providing another area for sitting and having two useful stores and a door to the garden.

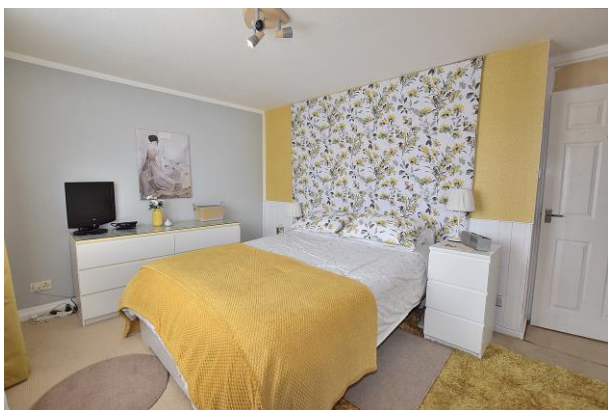
### **First Floor Landing:**

With loft access and two storage cupboards. The loft has power and light.

### **Bedroom:**

4.11m x 3.06m

A double bedroom with fitted wardrobes, a radiator and a upvc double glazed window.



### **Bedroom:**

2.73m x 2.70m

A double bedroom with a built in wardrobe, a radiator and a upvc double glazed window.



### **Bedroom:**

2.73m x 2.16m

With a radiator and a upvc double glazed window.



### **Bathroom:**

2.37m x 1.87m

Fitted with a modern white suite that comprises a bath with a dual headed shower, a WC and a wash hand basin set on a vanity unit. There is a heated towel rail and a upvc double glazed window.



### **External**

The property has the benefit of very private gardens to the front and rear. To the front there are two seating areas and mature planting.

The rear garden features a lawn with mature planted borders. There is a summerhouse with a decked seating area. The summerhouse has electric connected.



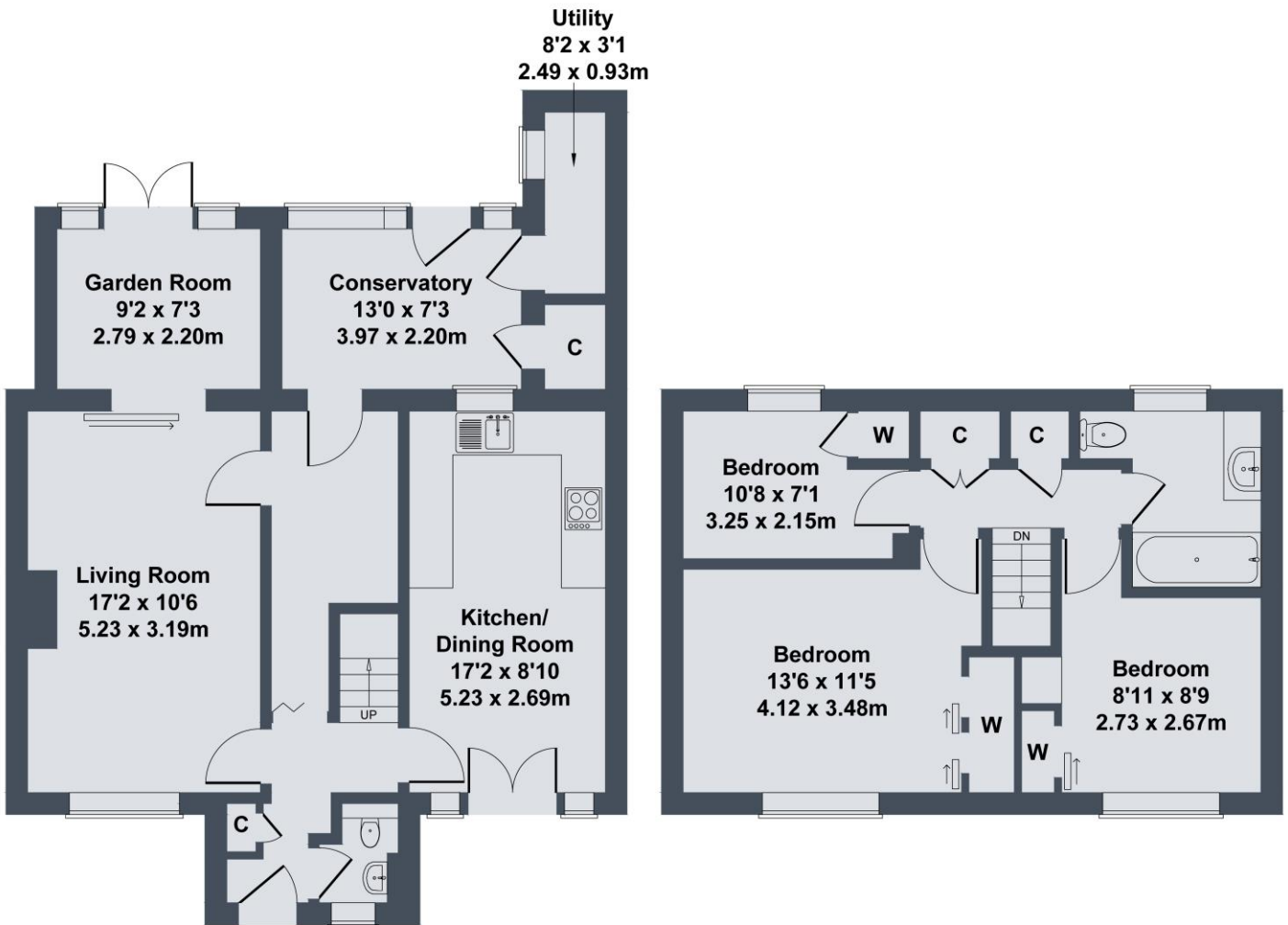
The Garage is located in a block a short walk away.

### **Additional Information**

The postcode is DL9 3HG and the Council Tax Band is A. The gas central heating boiler is located on the landing. The property has solar panels to the roof. There is a maintenance charge of approximately £50 per month for the upkeep of the communal grassed areas.



**3 Essex Close, Catterick Garrison, DL9 3HG**



**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. 2023

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.