



## 7 Maple Avenue, Catterick Garrison.

Offers Over £280,000

Forming part of this very popular and highly regarded development, this four bedroomed detached house has been extended and upgraded, resulting in an impressive family home. To the ground floor there is a living room, a dining kitchen, a cloakroom, a utility room and a fantastic garden room, with the first floor having four bedrooms, the master being ensuite, and a family bathroom. Externally there is a recently landscaped garden, driveway parking and a garage. An early inspection is strongly advised!

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

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## **Entrance Hall:**

The welcoming hallway has a tiled floor, a radiator and a cloaks cupboard with a light and power socket.

## **Living Room:**

Having a radiator, a TV point for a wall mounted TV and a upvc double glazed window to the front of the property.



## **Dining Kitchen:**

Providing ample space for family dining and having a range of quality wall and base units with complimenting countertops.



Integrated into the units are a gas hob, an electric oven, a dishwasher and a granite chopping board.

There is space for a fridge freezer, a tumble drier, and a upvc double glazed window. A pair of upvc double glazed doors open into the garden room.



## **Utility:**

With storage units and plumbing for a washing machine.

## **Garden Room:**

A fantastic space, perfect for relaxing as a family. There is a vaulted ceiling with two roof windows, Karndean flooring, a radiator, a TV point and a pair of doors that open out to the garden.



## **Cloakroom:**

Fitted with a WC, a wash hand basin and a radiator.



### **First Floor Landing:**

The generous galleried landing has a radiator and loft access via retractable ladder.

### **Bedroom:**

A double bedroom with fitted wardrobes, a radiator and a upvc double glazed window. The **Ensuite** has a large shower enclosure, a WC and a wash hand basin.



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With a contemporary styled radiator and a upvc double glazed window.

### **Bathroom:**

A well appointed bathroom which is fitted with a bath with a shower over, a WC and a wash hand basin set onto a vanity. There is a heated towel rail and feature tiling.



### **External**

The property sits back from the road behind a fence and a low maintenance garden. The driveway provides off street parking and leads to the garage. The Garage has a roller door and has power and light connected. The recently landscaped rear garden provides the ideal area for relaxing and comprises three seating areas with mature and well stocked flower beds. There are a number of electric sockets, and gated access to the front. The timber shed is available under separate negotiation.



### **Additional Information**

The postcode is DL9 4RS and the Council Tax Band is D. The gas central heating boiler is located in the kitchen.



## 7 Maple Avenue



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.