



17 Bluebell Walk, Catterick Garrison

Offers Over £280,000

In a quiet cul de sac position, on this very popular development, this immaculately presented house makes an excellent family home. To the ground floor is a bright living room, a dining kitchen and a cloakroom, whilst to the first floor are four generous bedrooms, an ensuite and a family bathroom. Externally there is driveway parking for two cars and a lovely garden. An early inspection is highly recommended!

Entrance Hall – Living Room – Dining Kitchen – Cloakroom - Four Bedrooms – Ensuite Shower Room - Bathroom – Garage – Garden – Driveway Parking

52 Richmond Road, Catterick Garrison, DL9 3JF

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Entrance Hall:

Accessed via a part glazed upvc door, the welcoming hallway features a tiled floor finish, a radiator and a useful storage cupboard.



Utility Room

A useful laundry room, with plumbing for a washing machine.



Living Room

4.40m x 3.58m

An excellent space to relax with stylish décor and a window to the front of the property, a TV point and a radiator.



Cloakroom:

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

Dining Kitchen:

3.35m x 5.70m

With space for dining, the kitchen is fitted with a range of cream units with complimenting worksurfaces. Integrated, there is a dishwasher, fridge freezer, oven, a gas hob and an extractor. The French doors lead out onto the patio area.



First Floor Landing:

The spacious landing has doors off to the bedrooms and the bathroom and a radiator.

Bedroom 1:

3.60m x 3.27m

A double bedroom which has a window to the front of the property, a radiator and a door off to the ensuite.



Ensuite:

Fitted with a large shower cubicle, a WC and a wash hand basin. There is a radiator and a window.

Bedroom 2:

3.46m x 2.83m

A double bedroom which has the benefit of fitted wardrobes, a radiator and a window overlooking the rear garden.



Bedroom 3:

3.31m x 2.80m

With built in wardrobes, a radiator and a window overlooking the rear garden.

Bedroom 4:

2.23m x 2.35m

Having a radiator and a window overlooking the front of the property.

Bathroom:

With a tiled floor and fitted with a white suite which comprises a panelled bath, a WC, a wash hand basin and a radiator.



External

The property sits back from the road behind a lawned garden and a driveway providing off street parking for two cars.

The **Garage** has an up and over door, power and light.

The lovely rear garden is mostly lawned, but also has a patio area, perfect for barbeques.



Additional Information

The postcode is DL9 4WB and we are advised that the Council Tax Band is D.

The gas central heating boiler is located in the kitchen.





Floorplan

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.