



## 10 St Peters Close, Colburn

Offers in the region of £225,000

Sitting on a large corner plot in a quiet cul de sac position and bordering open countryside, this very well presented three bedroomed detached house will certainly appeal to a wide range of buyers. To the ground floor the property offers two reception rooms and a modern kitchen, whilst to the first floor are three bedrooms and a recently upgraded bathroom. Externally, there is a large garden, generous parking for a number of cars, a large storage building and a garage.

An early inspection is strongly advised!

Entrance Lobby – Living Room – Dining Room – Kitchen - Three Bedrooms – Bathroom –  
Large Gardens – Garage – Large Shed – Driveway Parking

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

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## **Entrance Lobby:**

Accessed from the driveway through a part glazed upvc door, the useful lobby has a upvc double glazed window and is ideal for outdoor wear.

## **Living Room:**

5.16m x 3.86m

A generous room having a large upvc double glazed window to the front of the property, two radiators and a TV aerial point.



## **Kitchen:**

2.93m x 2.60m

Fitted with a range of quality, cream units with soft close fittings and butchers block effect worksurfaces. There is a range cooker with an extractor over, plumbing for a dishwasher and a porcelain sink unit. The upvc double glazed window overlooks the rear garden and there is a useful storage cupboard and a door to the garage/utility.



## **Dining Room:**

2.91m x 2.49m

With ample space for family dining, there is a radiator and a set of patio doors opening to the rear garden.



## **Garage:**

7.34m x 2.63m

A large garage which has a roller door to the front, a half glazed door to the rear and a window. To the rear there is a utility area with plumbing for a washing machine, space for a fridge freezer and a tumble drier.



### **First Floor Landing:**

With a storage cupboard and a window to the side of the property.

### **Bedroom:**

3.46m x 3.00m

A double bedroom which has a TV point, a radiator and a upvc double glazed window.



### **Bedroom:**

3.45m x 3.01m

A double bedroom with a radiator and a upvc double glazed window overlooking the rear garden.



### **Bedroom:**

2.47m x 2.10m

With a radiator and a upvc double glazed window.

### **Bathroom:**

2.09m x 1.69m

Recently upgraded and having a bath with a dual headed shower over, a WC and a wash hand basin set on a vanity unit. There is a radiator and a window to the rear of the property.



### **External**

The property sits in a tucked away corner position in this quiet cul de sac. To the front the property has generous driveway parking for up to six cars and a large **Storage Shed** (5.71m x 4.28m).



A side gate leads to the large rear garden. Mainly lawned, it has planted borders and a generous paved seating area.

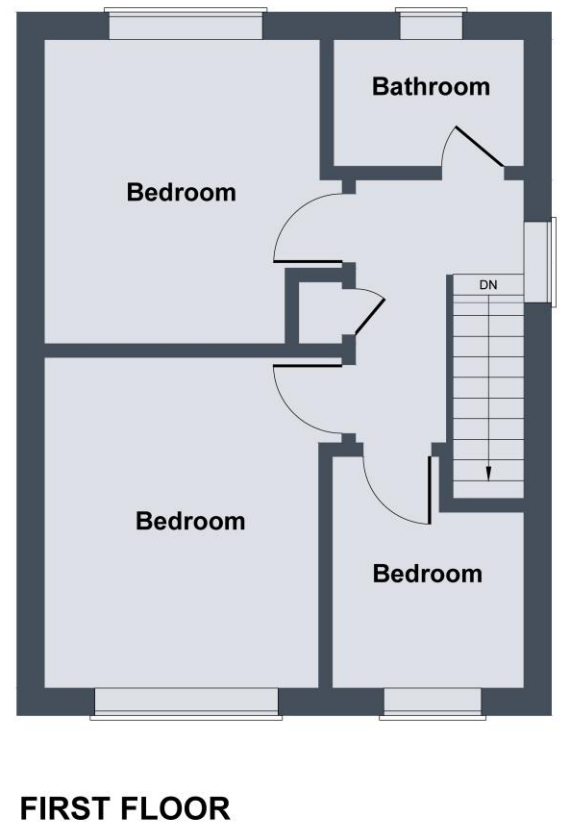
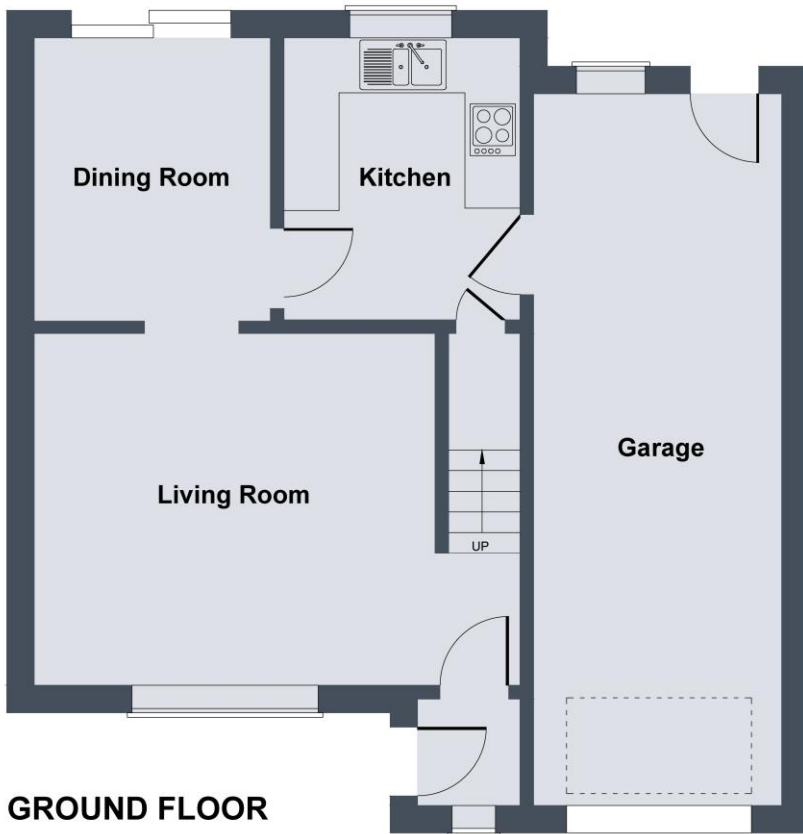


### **Additional Information**

The postcode is DL9 4PF and the Council Tax Band is B. The gas central heating boiler was replaced in 2021 and is located in the kitchen.

There is an electric car charging point.

## 10 St Peter Close, Catterick Garrison



### 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. 2024

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.