



7 St Paulinus Crescent, Catterick Village

Offers in The Region of £357,000

Sitting in a quiet cul de sac, in this very popular, conveniently positioned and highly regarded village, this substantial detached property makes an excellent family home. Nicely presented throughout, the accommodation comprises a living room, a kitchen, dining room, cloakroom, four bedrooms, an ensuite and a family bathroom. Externally there is a garage, lawned garden with patio area and driveway parking for several cars.

Living Room – Kitchen – Dining Room – Cloakroom – Four Bedrooms – Ensuite Master Bedroom – Family Bathroom – Garage – Driveway Parking

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

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Entrance Hall:

Accessed via a part glazed front door and with a window to the front, the welcoming hallway gives access to the living room, kitchen and cloakroom with stairs to the first floor.

Living Room:

A perfect space for relaxing, the living room is light and airy with a bay window to the front, a TV point and a radiator, an archway leads to the dining room.



Cloakroom:

Comprising a wc, sink, radiator, and extractor fan.

Kitchen:

Fitted with a range of cream wall and base units with complimenting countertops, integrated is an electric fan oven and gas hob with an extractor fan over and a stainless steel sink. There is plumbing for a washing machine and a dishwasher. With windows out to the rear garden, the kitchen provides ample space for a dining table, for more informal everyday dining.



Dining Room:

Providing a perfect space for more formal family dining, there are double glazed French doors to the rear garden and a radiator.



First Floor Landing:

With loft access and a cupboard.

Bedroom 1:

A double bedroom with fitted wardrobes, a radiator and a bay window to the front of the property.



Ensuite:

Comprising a cubicle with a mains fed shower, sink unit with storage, wc, heated towel rail and a frosted window to the front of the property.

Bedroom 2:

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



Bedroom 3:

A double bedroom with a radiator and a window to the front of the property.



Bedroom 4:

A single bedroom, with a radiator and a window overlooking the rear of the property.

External:

To the front of the property is off road driveway parking for several cars, whilst to the rear of the property is a lovely part lawned, part paved garden.

The garage has an up and over door, power, light, plumbing for a washing machine and a personnel door from the kitchen.

The Potterton Gas Combi boiler is located in the garage.



Additional Information

The postcode is DL10 7UB, the Council Tax Band is E.





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.