



27 Sutton Avenue, Colburn

Offers in the region of £205,000

In this very popular location, and with the benefit of a large rear garden, this generous three bedroomed semi detached house is immaculately presented and makes a fantastic home. To the ground floor there is a living room, a dining room, a kitchen and a cloakroom, with the first floor having three bedrooms and a well appointed bathroom. Externally there is ample driveway parking and a most impressive rear garden with a garden room and a large gazebo. An early inspection is strongly recommended!

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

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Entrance Hall:

Accessed via a part glazed upvc door, the welcoming hallway has a radiator, an understairs cupboard and decorative wall panelling.

Living Room:

A bright room having a upvc double glazed window to the front of the property. There is a radiator, a TV point and a fireplace with a marble surround.



Dining Area:

With space for family dining and having a pair of upvc fully glazed doors that open onto the garden seating area.



Cloakroom:

With a WC, a wash hand basin, a heated towel rail and a window to the side of the property.

Kitchen:

Fitted with a range of modern cream units with complimenting worksurfaces. Integrated into the units are a gas hob and an electric oven.



There is plumbing for a washing machine, space for a fridge freezer and a half glazed door to the side of the property. The upvc double glazed window overlooks the rear garden.



Dining Room:

Currently used as a family dining room, but also ideal as a family room or play room. There is a radiator and a pair of doors that open to the garden.



Bathroom:

Fitted with a white suite that comprises a panelled bath with a shower over, a WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.

External

To the front the property sits behind a generous driveway providing parking for a number of cars. A side gate gives access to the rear garden.

First Floor Landing

With loft access and a upvc double glazed window.

Bedroom 1:

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



The large rear garden is ideal for relaxing as a family. It is mainly lawned with a block paved patio area, a large gazebo seating area, vegetable gardens, raised beds, a large shed and a **Garden Room** which is ideal as a hobby room or home office with power connected.

Bedroom 2:

A double bedroom with a radiator, built in wardrobes, decorative timber panelling and a upvc double glazed window.



Additional Information

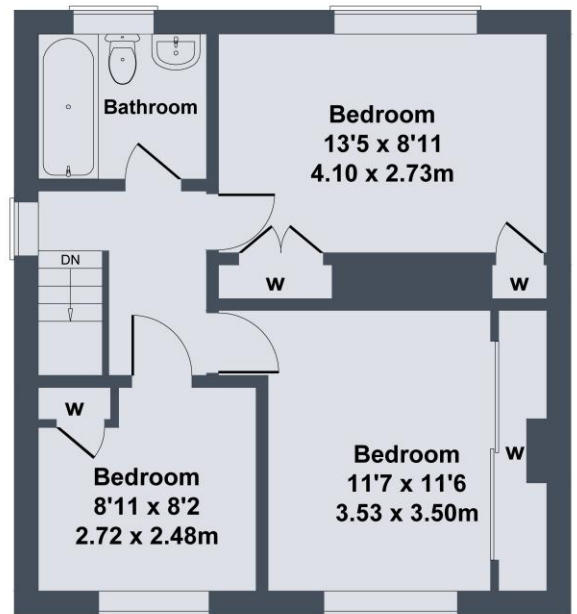
The postcode is DL9 4NL and the Council Tax Band is B.

The property has the benefit of gas central heating.

Bedroom 3:

With a radiator and a upvc double glazed window.

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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.

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