



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 bedrooomed 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.

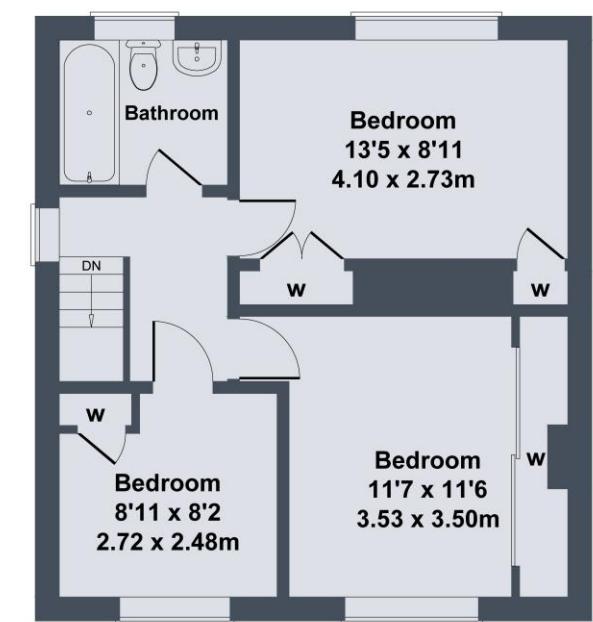
Bedroom 3:

With a radiator and a upvc double glazed window.

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GROUND FLOOR



FIRST FLOOR

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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