



34 High Street, Catterick Village

Offers in the region of £249,950

Occupying a central position within this highly sought-after and conveniently located village, this generously proportioned three-bedroom semi-detached home offers attractive open-plan living and represents an ideal family property. The ground floor comprises an open-plan living area, a kitchen, and a garden room, while the first floor provides three bedrooms and a modern bathroom. Externally, the property benefits from off-street parking and a generous garden. Early viewing is strongly recommended.

Entrance Hall– Cloakroom - Living Room – Dining Room – Kitchen – Garden Room –
Three Bedrooms – Bathroom – Garden – Driveway Parking.

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

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Entrance Hall:

The generous and welcoming hallway is accessed through a upvc part glazed door and features a window to the side of the property.

Cloakroom:

Having a WC, a wash hand basin and a window to the side of the property.

Open Plan Living Area:

8.12m x 3.64m

A fantastic open plan living space providing two defined areas.



The **Seating Area** provides the ideal space for relaxing and has a large bay window to the front of the property, a radiator, a TV point and a fireplace with a log burning stove.



The **Dining Area** provides ample space for a table and family dining and has openings through to the kitchen and garden room.



Garden Room:

3.19m x 2.43m

An excellent additional living space having a radiator and a pair of doors opening to the garden.

Kitchen:

4.63m x 2.57m

The kitchen is fitted with a comprehensive range of wall & base units complemented by coordinating work surfaces. Integrated appliances include an electric hob and oven, with additional space provided for a fridge freezer. Plumbing is in place for a dishwasher, while the washing machine and tumble dryer are neatly housed within a purpose-built utility cupboard.



First Floor Landing:

With a window to the side of the property and loft access. The loft is fully boarded.

Bedroom 1:

4.61m x 3.65m

A double bedroom which has a large bay window to the front of the property, built in wardrobes and a radiator.

**Bedroom 2:**

3.63m x 3.27m

A double bedroom with fitted wardrobes, a radiator and a window to the rear overlooking the garden.

**Bedroom 3:**

2.06m x 1.85m

With a radiator and a window to the front of the property.

**Bathroom:**

2.56m x 1.82m

A well-appointed bathroom fitted with a contemporary white suite, comprising a bath with shower over, WC, and a wash hand basin set within a vanity unit. The room benefits from two windows providing natural light and a heated towel rail.

**External**

To the front, the property is set back from the road and offers ample off-street parking for two vehicles.

A gated side pathway provides access to the generous rear garden, which is predominantly laid to lawn and features two seating areas, a timber shed, and a summerhouse with power connected.

**Additional Information**

The postcode is DL10 7LD and the Council Tax Band is B. The Ideal gas central heating boiler is located in the cloakroom.

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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.