



## 22 Bennions Way, Catterick Village

Offers in The Region of £290,000

Located in this popular and well positioned development within Catterick Village, this three double bedroomed detached property has undergone a program of renovation by the Current Owner and makes a fantastic family home. To the ground floor is a living room with a log burning stove, a newly fitted high specification dining kitchen and a utility room, whilst to the first floor are three double bedrooms, the master bedroom with ensuite facilities and a family bathroom. Externally to the front is off road driveway parking and a garage, whilst to the rear is a lovely lawned garden with planted borders and a patio area. Viewing is essential to appreciate the quality of the property on offer!

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

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## **Entrance Porch:**

Accessed via a part glazed composite front door, the entrance porch provides a great space for coats and shoes.

## **Living Room:**

The spacious living room provides a brilliant space for relaxing as a family, with a bay window to the front of the property, panelled walls, a TV point, a radiator and a log burning stove. A glazed door with side panels leads to the dining kitchen.



The kitchen provides ample space for a family dining table and has two TV points and the benefit of underfloor heating. There is a composite door to the side.



## **Utility Room:**

Comprising a range of further wall and base units under Corian countertops, a Belfast sink with a mixer tap, plumbing for a washing machine, space for a tumble drier, a vertical radiator, an extractor fan and a window to the kitchen.



## **Dining Kitchen:**

The newly renovated dining kitchen comprises a range of quality wall, base and larder units, under complimenting Corian countertops. Integrated is a Bosch double oven, an electric hob with a flush extractor fan, a slimline dishwasher, a fridge freezer, a wine cooler and a Belfast sink with a Quooker tap. The room is flooded with light, due to the two windows to the rear of the property, the two sky lights and the pair of glazed doors to the rear patio.



## **First Floor Landing:**

With loft access and an airing cupboard which houses the Baxi gas central heating combi boiler.



**Bedroom 1:**

A double bedroom with built in furniture, a TV point, a radiator and a window to the rear of the property.

**Bathroom:**

Comprising a white three piece suite; a panelled bath, a wc and a pedestal sink. There is an extractor fan and a frosted window.

**Ensuite:**

Comprising a cubicle with a mains fed shower, a pedestal sink with a mixer tap, a wc and a frosted window to the side of the property.

**Bedroom 2:**

A double bedroom with a built in wardrobe, a radiator and window overlooking the front of the property.

**External:**

To the front of the property is off road driveway parking and a single garage with an up and over door, power, light and an EV charging point. Whilst to the rear is a lovely lawned garden with an Indian sandstone patio area, an outside tap, lights and a log store. A gate leads to the driveway.

**Bedroom 3:**

A third double bedroom with built in wardrobes, a radiator and a window to the front of the property.

**Additional Information**

The postcode is DL10 7RL, the Council Tax Band is C.

The property has the benefit of triple glazing throughout.



## Floorplan

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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.