



## 4 Wetherby Close, Catterick Garrison

Offers in The Region of £325,000

Sitting in a very popular quiet cul de sac position with an open aspect to the front, this immaculately presented four bedroomed detached house makes a fantastic family home. To the ground floor is a living room with patio doors to the garden, a family room, an open plan dining kitchen, a utility room and a cloakroom, whilst to the first floor are four double bedrooms, the master bedroom with ensuite facilities and a family bathroom. Externally to the front is off road driveway parking, whilst to the rear is a lawned garden with a decked seating area and a shed. 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 composite front door, the spacious hallway provides space to hang coats and has a radiator.

## **Cloakroom:**

With tiled surrounds, a wc, a pedestal sink, a radiator and a frosted window to the front of the property.

## **Family Room:**

A versatile room, providing excellent additional living space and with a window overlooking the front of the property and a radiator.

## **Open Plan Dining Kitchen:**

Comprising a range of gloss wall and base units under complimenting countertops, integrated is a stainless steel sink with drainer, a gas hob with an extractor fan over, a double electric oven and a dishwasher. There is space for a fridge freezer, a window which overlooks the rear garden and a breakfast bar which provides space for more informal everyday dining.



The kitchen provides ample space for a family dining table and has a bay window overlooking the open woodland aspect to the front and two radiators.



## **Utility Room:**

With further wall and base units, plumbing for a washing machine, space for a tumble drier, a stainless steel sink with drainer, a radiator and a part glazed door to the rear garden.

## **Living Room:**

A lovely light space for relaxing with a pair of glazed French doors to the rear garden, a TV point and a radiator.



## **First Floor Landing:**

With loft access, a window to the front of the property, a radiator and a cupboard housing the hot water tank.

### **Bedroom 1:**

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



### **Ensuite:**

Comprising a cubicle with a mains fed shower, a wall hung sink, a wc, tiled surrounds, a radiator and a frosted window to the front of the property.

### **Bedroom 2:**

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



### **Bedroom 3:**

A third double bedroom with a radiator and a window to the rear of the property



### **Bedroom 4:**

A fourth double bedroom with a radiator and window overlooking the rear of the property.

### **Bathroom:**

Fitted with a panelled bath with a glass screen and a mains fed shower over, a wc, a pedestal sink with a mixer tap, tiled surrounds, a radiator, an extractor fan and a frosted window to the side of the property.



### **External:**

To the front of the property is off road driveway parking, whilst to the rear is a lawned garden with a decked seating area, mature shrubbery and an outside tap.

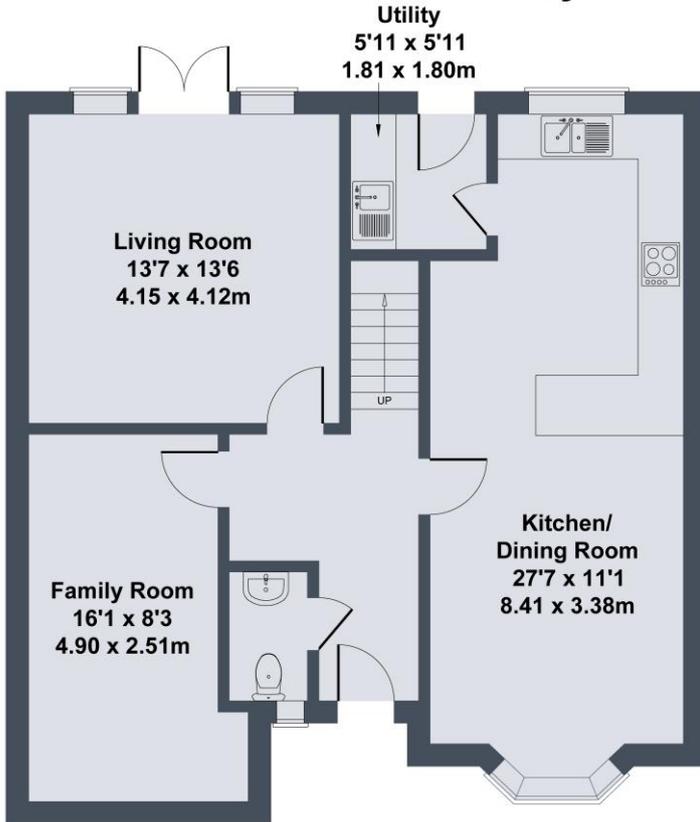


### **Additional Information:**

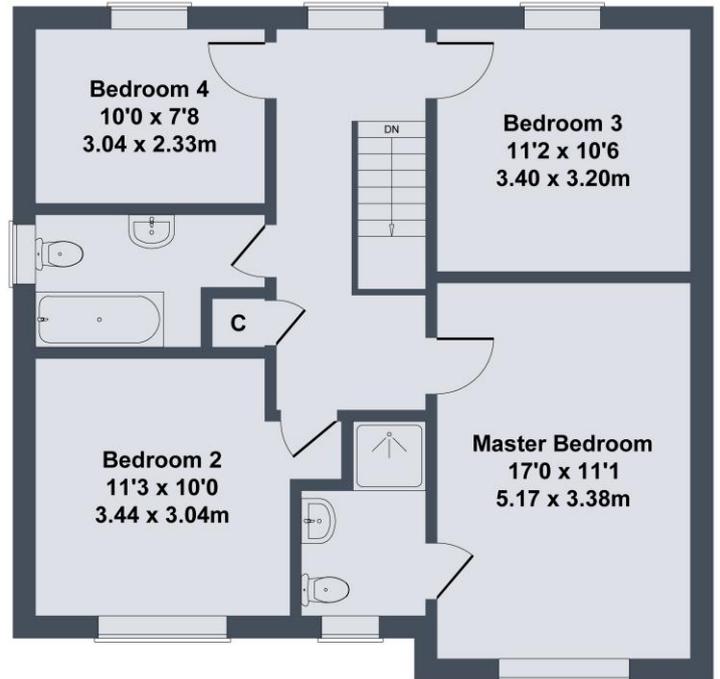
The Postcode is DL9 4BU, the Council Tax Band is E.

The gas central heating boiler is located in the family room.

**4 Wetherby Close, Catterick Garrison**



**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.

Produced by Potterplans Ltd. 2026

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.