

8 Poppy Close, Catterick Garrison, DL9 3BB

Guide price £240,000

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UNBELIEVABLE VALUE A 76m2 4 BED DETACHED 2024 Home, with 3 (Three) BATH/SHOWER ROOMS for just £240,000 For Sale with NO ONWARD CHAIN and with WARRANTY (over 8 years remaining).
Sitting Room, Kitchen/Breakfast Room & Washroom/WC; Ground-floor Double Bedroom with En Suite, 3 first-floor Bedrooms (2 Double & a large Single), 'House' Bathroom & En Suite (No.2). Bedroom 4 could be a HOME OFFICE, STUDIO or PLAYROOM etc. Enclosed SOUTH facing Garden, plus a Wild Beck Garden abutting a small stream – a great backdrop. Off-Road Parking.
Gas Central Heating (Solar Panels installed & available to connect), UPVC Double Glazing & electric car charging point.
CONVENIENCE, SCENERY & LIFE-STYLE with LEISURE, SHOPPING, ENTERTAINMENT & SCHOOLING for all ages in the immediate area. Excellent access A1(M) & A66 at Scotch Corner, & mainline rail station at Darlington. The area is ideal for WALKING, CYCLING etc & the SPECTACULAR DALES SCENERY, which speaks for itself. Historic Richmond market town is under 3 miles away.
All this on your doorstep: https://www.northyorks.gov.uk/catterick-garrison-town-centre-designs (Please visit the link).

HALL
UPVC double glazed window to side & staircase to first floor.

SITTING ROOM 4.67m x 3.13m max (15'3" x 10'3" max)
Plus useful under-stair storage cupboard. UPVC double glazed window to front.

KITCHEN & BREAKFAST ROOM 4.12m x 2.39m (13'6" x 7'10")
Contemporary range of wall & floor units with integrated oven & ceramic hob with extractor over; fridge/freezer, washing machine & dishwasher included. UPVC double glazed window to rear with pleasant views & UPVC double glazed patio doors to outside (South).

WASHROOM/WC 1.70m x 0.91m (5'6" x 2'11")
Washbasin, slimline wall cupboard unit & WC.

Downstairs BEDROOM 4. 3.95m x 2.55m (12'11" x 8'4")
UPVC double glazed window to front. Valuable to families with older relatives or anyone with mobility needs.

EN SUITE 2.53m x 1.07m (8'3" x 3'6")
Full-width shower cubicle with shower-bar, washbasin & WC. UPVC double glazed window to rear.

FIRST FLOOR LANDING

Double BEDROOM 1. 3.96m x 2.81m (12'11" x 9'2")
UPVC double glazed window to front.

EN SUITE 2.78m x 1.09m (9'1" x 3'6")
Full-width shower cubicle with shower-bar, washbasin & WC. UPVC double glazed window to rear.

Double BEDROOM 2. 4.11m x 3.49m max (13'5" x 11'5" max)
Including carpeted plinth. UPVC double glazed window to front.

BEDROOM 3. 3.58m x 2.09m (11'8" x 6'10")
UPVC double glazed window to rear with pleasant views.

Double BEDROOM 4 & EN SUITE (N0.2) 5.12m x 2.55m overall
See above on ground-floor.

'HOUSE' BATHROOM 1.96m x 1.86m (6'5" x 6'1")
Panelled bath, washbasin, slimline wall cupboard unit & WC. UPVC double glazed window to rear.

OUTSIDE FRONT
Tarmac 2-vehicle hard-standing & lawn (More parking?) & side gate to:

REAR GARDENS
Enclosed SOUTH facing lawned garden with gate to a Wild Beck Garden abutting a small stream – a great backdrop.

NOTES
(1) Freehold
(2) Council Tax Band: C
(3) EPC Rating: High 91-B rating
(4) Gas Central Heating (Solar Panels installed & available to connect) & electric car charging point
(5) Built: 2024

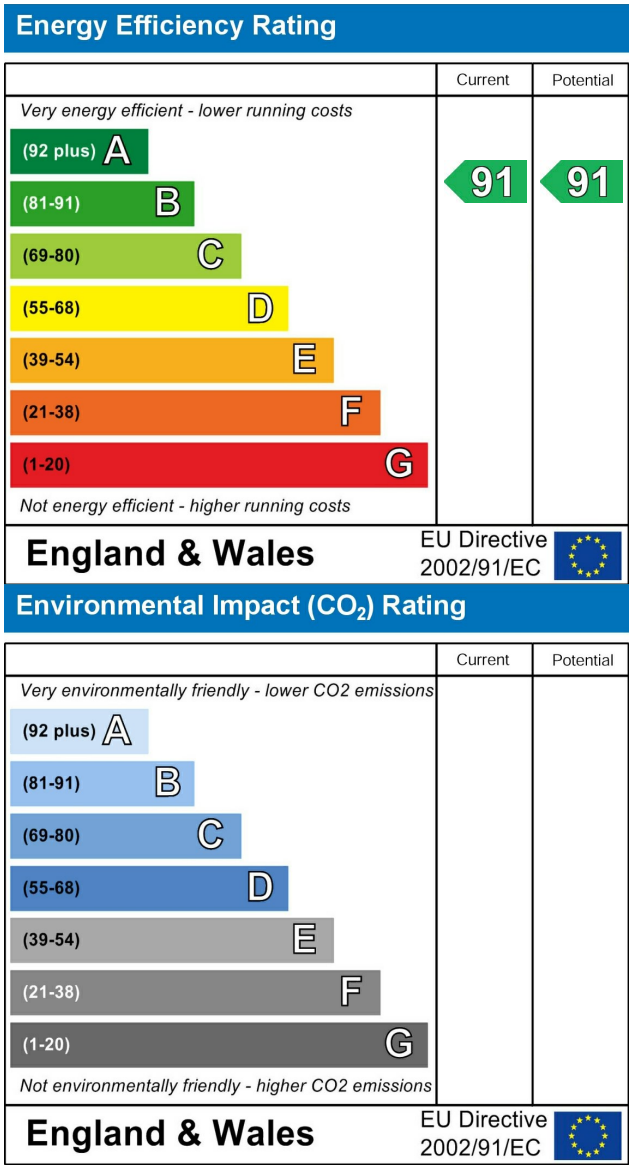




GUIDE PRICE £240,000


Kitchen/Breakfast
Bed 4
Sitting Room
Bed 3
Bed 1
Bed 2

NOT to SCALE


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
91
91
England & Wales
EU Directive 2002/91/EC
Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
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