



31 Tulip Avenue, Colburn, Catterick Garrison, DL9 4SS
£575

- New Build Development • Living Room & Kitchen • Cloaks/W.C • 2 Bedrooms • Family bathroom/W.C • Parking for 2 cars • Enclosed Rear Garden • AVAILABLE OCTOBER 2022

ENTRANCE RECEPTION

Front door leading into entrance reception with stairs to first floor, single radiator, doors to cloaks/w.c, lounge and walk through to kitchen.

CLOAKS/W.C

Low level w.c, pedestal hand basin with mixer tap and splash back, chrome towel rail, extractor fan, down lighting and window to front elevation.

KITCHEN 3.003 x 1.598 (9'10" x 5'2")

Single drainer fed by mixer tap, fitted with an attractive range of high gloss white base drawer and wall units with contrasting work top surfaces incorporating a four ring gas hob and below oven, stainless steel splash back and extractor over head. Plumbing for automatic washer, Ideal combination boiler, down lighting and UPVC double glazed windows to front.

LOUNGE 4.492 x 3.708 (14'8" x 12'1")

French doors to rear, TV/Open Reach points, 2 radiators and useful understairs cupboard.

FIRST FLOOR LANDING

Loft hatch giving access to the roof void, single radiator

BEDROOM 1 3.073 x 2.567 (10'0" x 8'5")

UPVC window to rear, single radiator, TV point and fitted high gloss fronted wardrobes.

BEDROOM 2 3.727 x 2.627 (12'2" x 8'7")

UPVC window to front, single radiator and built in half cupboard for storage.

FAMILY BATHROOM/W.C

Three piece white suite comprising paneled bath with mixer tap, above shower and screen, pedestal hand basin with mixer tap, low level w.c, tiling to part walls, heated chrome towel rail, down lighting and Expilair extractor fan.

EXTERNALLY

To the front is a tarmac drive for parking of 2 cars

There is an enclosed rear garden with fencing.

