

14 Sydalls Way, Catterick Village, DL10 7ND

Offers over £265,000

marcus alderson estate agents

Marcus Alderson
7 King Street, Richmond, North Yorkshire, DL10 4HP
Tel: 01748 822711
Email: info@marcusalderson.co.uk
Website: www.marcusalderson.co.uk

14 Sydalls Way, Catterick Village, DL10 7ND

*** STAR BUY *** IDEAL Family Home - A spacious 5 (Five) BEDROOM DETACHED HOUSE in a pleasant cul-de-sac location ***For Sale with NO ONWARD CHAIN***
HUGE 8.62m (28'3") KITCHEN, DINING & DAY ROOM, SITTING ROOM, STORES, BALCONY TERRACE & Integral GARAGE; 5 BEDROOM& & BATH/SHOWER ROOM. Screened Side & Rear GARDENS, Porcelain tiled PATIO & 4-Car PARKING. Gas Central Heating & UPVC Double-glazing.
CATTERICK VILLAGE is a sought-after community village with Primary Schooling, a Co-op local store, a Pub, a Health Centre & Pharmacy, Car Service Station, Café & Fish & Chip Shop etc. There is also a large sports ground & just outside the village is Catterick Racecourse. Close by are pleasant Walks & Cycling. Historic Richmond market town is about 5 miles & there is good access to the A1(M) & A66. There is a good bus route to both Richmond & Darlington.

ENTRANCE PORCH

RECEPTION HALL 5.20m x 1.92m (17'0" x 6'3")
Space for WORKSTATION.

Integral GARAGE 4.99m x 2.47m (16'4" x 8'1")
See below.

STORE (1) 1.29m x 1.00m (4'2" x 3'3")

SITTING ROOM 4.12m x 3.87m (13'6" x 12'8")
Fireplace with 'living-flame' gas fire. Wide UPVC double-glazed window to front & double doors to:

KITCHEN, DINING & DAY ROOM 8.62m x (2.75m min) 3.71m max (28'3" x (9'0" min) 12'2" max)
A huge room & great family entertaining space comprising:

DINING & DAY ROOM
UPVC double-glazed patio doors with side screens to BALCONY TERRACE (See below) & open to:

KITCHEN
Fitted with an extensive range of soft-close wall & floor units with worktops & inset 1 & ½ bowl sink, integrated eye-level electric double oven/grill, ceramic hob with extractor over, integrated fridge & dishwasher, & plumbing for washing machine. Cupboard-mounted Baxi gas combi-boiler. UPVC double-glazed window to rear, UPVC double-glazed door to outside & door to:

STORE (2) 1.29m x 1.00m (4'2" x 3'3")
Light & power.

BALCONY TERRACE 3.60m x 3.51m (11'9" x 11'6")

FIRST FLOOR LANDING 2.80m x 2.04m min (9'2" x 6'8" min)
Built-in shelved cupboard & hatch to loft.

Double BEDROOM 1. 4.00m x 3.90m (13'1" x 12'9")
Plus deep built-in cupboard (2.31m x 0.87m/7'6" x 2'10") Wide UPVC double-glazed window to front.

Double BEDROOM 2. 3.87m x 3.00m (12'8" x 9'10")
UPVC double glazed windows to rear.

Double BEDROOM 3. 3.72m x 2.75m (12'2" x 9'0")
UPVC double-glazed window to front.

BEDROOM 4. 2.65m x 2.62m (8'8" x 8'7")
UPVC double-glazed window to rear.

BEDROOM 5. 2.65m x 2.38m (8'8" x 7'9")
UPVC double-glazed window to side.

BATH/SHOWER ROOM 2.77m x 1.72m (9'1" x 5'7")
Panelled bath with shower over, washbasin & WC. UPVC double-glazed window to rear.

OUTSIDE
Tarmac drive for up to 4 cars leading to:

Integral GARAGE 4.99m x 2.47m (16'4" x 8'1")
Electric roller door, light & power. UPVC double-glazed window to side.

FRONT GARDEN
Lawned garden (Potential EXTRA Parking) with paved sitting area. Side gate to:

Enclosed REAR GARDEN
Lawned to sides & rear with Porcelain tiled PATIO areas & steps to 3.60m x 3.51m (11'9" x 11'6") BALCONY TERRACE. Outside lighting & power sockets.

NOTES
(1) Freehold
(2) Council Tax Band: E
(3) EPC: 64-D
(4) Mains Water, Electricity, Gas & Drainage
(5) Structural works completed with warranty - ask for details.





OFFERS OVER £265,000

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



FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
England & Wales	EU Directive 2002/91/EC	







