



23 Cambrai Close, Catterick Garrison, DL9 4FF
£200,000



HALLWAY

With a central heating radiator, staircase leading to the first floor and a door leading into the lounge.

LOUNGE 4.72 x 3.51 (15'5" x 11'6")

With a UPVC double glazed window to the front, under stairs storage cupboard, central heating radiator and tv aerial point.

KITCHEN / DINING ROOM 4.06 x 3.27 (13'3" x 10'8")

Fitted with a range of wall, base and drawer units with worktops and up stands, one and a half bowl stainless steel sink unit with mixer tap over, integrated dish washer, integrated fridge and freezer, electric oven, gas hob, stainless steel extractor hood, central heating radiator, extractor fan, UPVC double glazed French doors leading out to the rear garden. Walk through to the utility area.

UTILITY 1.92 x 1.10 (6'3" x 3'7")

Base unit with worktop with up stand, plumbing for a washing machine, Ideal combo central heating boiler, extractor fan, UPVC double glazed window to the rear. A door leads into the downstairs w.c.

DOWNSTAIRS W.C 1.76 x 1.10 (5'9" x 3'7")

W.c, wash hand basin, central heating radiator and wooden effect flooring.

FIRST FLOOR

LANDING

Airing cupboard, loft hatch providing access into the roof void, central heating radiator and UPVC double glazed window to the side.

BEDROOM 1 3.52 x 3.22 (11'6" x 10'6")

A double bedroom with a UPVC double glazed window to the front, central heating radiator and a door leading into the ensuite.

EN-SUITE

Shower cubicle, w.c, wash hand basin, central heating radiator, extractor fan and a UPVC double glazed window.

BEDROOM 2 3.21 x 2.38 (10'6" x 7'9")

A double bedroom with a UPVC double glazed window to the rear and a central heating radiator.

BEDROOM 3 2.37 x 1.98 (7'9" x 6'5")

With a UPVC double glazed window to the rear, feature panelled wall, and a central heating radiator.

FAMILY BATHROOM 2.39 x 1.70 (7'10" x 5'6")

Bath, w.c, wash hand basin, extractor fan and a central heating radiator.

EXTERNALLY

To the front there is a block paved driveway providing off road parking for two vehicles. There is a welcome light to the front door. A gated path to the side of the property gives access into the rear garden.

To the rear there is an enclosed lawned garden, paved patio, timber shed and an external cold water tap.

NOTES

- * FREEHOLD
- * COUNCIL TAX BAND

