



Woodland Avenue, Catterick Garrison

Park up in front of your home, in one of your two spaces and head inside. Your beautiful home welcomes you in, the show home standard means you can enjoy work free weekends. You'll find everything's at your doorstep, shops, schools, dog walks, and travel links to the A1, making life that little bit easier.

Once inside head to your living room/diner and take a seat on one of your comfy sofas. You can spend cosy evenings in here whilst enjoying your favourite films with friends, and when the takeaway arrives move to your dining table, so you don't miss a scene.

Your kitchen is the ideal space for rustling up something easy during the morning rush. The integrated appliances hide behind the bright, white gloss doors, keeping everything neat and tidy.

The downstairs WC is a handy extra, when you have visitors over to save them trailing upstairs, plus you can keep shoes from the front door by hiding them inside here.



Time for bed, upstairs you go where you'll find choice of two double bedrooms. Your main room is to the rear of the house looking over the back garden. You also have built in wardrobes right along the left of the room, ideal for keeping all your clothes stored away.

Bedroom two is at the front of the house, and has plenty of room for another double bed, perfect for a guest room. Again, with built in wardrobes to keep those extra bits that need storing hidden away in!

Your bathroom is in-between the two rooms and is fully upgraded to show home standard. The grey tiles complement the suite and the bath with overhead shower stands against a full wall mirror.

Step outside through the double doors onto your patio, a wonderful place to sit soaking up the sun on a weekend or summer evening. Enjoy the rest of your garden, with flowers planted to bring the space to life.

Finer Details:

Postcode: DL9 4WD

Freehold

EPC rating: C

Council tax band: B

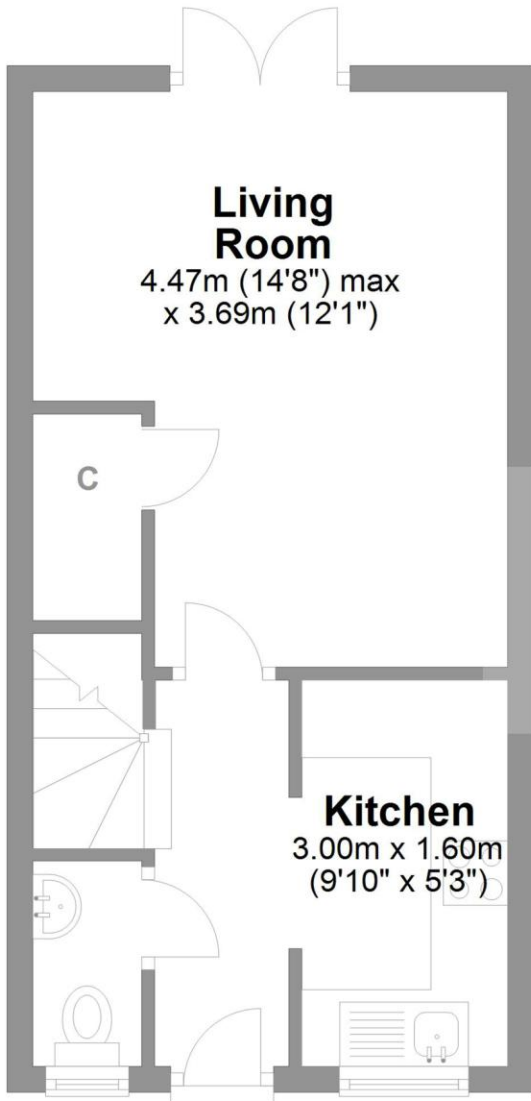
Gas central heating

Annual charge £84.84



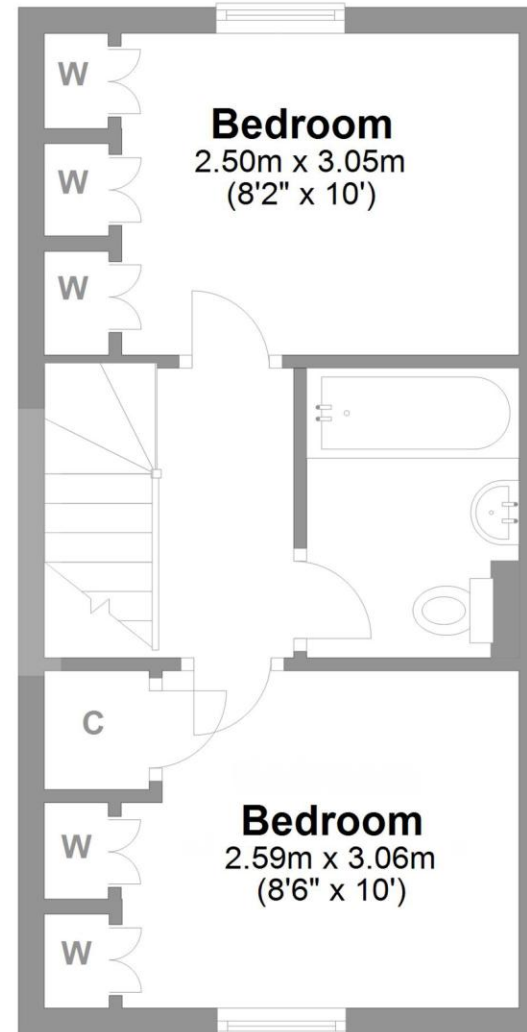
Woodland Avenue Colburn

Total area: approx. 53.3 sq. metres (573.8 sq. feet)



Ground Floor

Approx. 27.9 sq. metres (300.7 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

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