

HORSESHOE CLOSE

CATTERICK GARRISON

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Welcome home...

Horseshoe Close in Catterick Garrison is in a great spot for anyone looking for easy access to everyday essentials. Shops, schools, and local amenities are all nearby, so everything you need is just a short distance away. The A1 is close by too, making travel simple whether you're commuting or heading out for the day. With everything within reach, it's a practical and well-placed location to settle in.

This mid-terrace home has a practical and well-thought-out layout, starting with a downstairs WC right as you step inside—ideal for busy mornings or guests. The kitchen and dining area is a great open space, fitted with an integrated oven, and gas hob, plus room for a fridge/freezer and dishwasher. There's also a separate utility area to keep the washing machine out of sight. The dining area comfortably fits a table, and the breakfast bar makes for a handy extra seating spot.

The living room is a welcoming space, perfect for family time or relaxing after a long day. Double doors lead from here into a partially built extension at the back, which offers exciting potential. This L-shaped space has walls, windows, doors, and the roof timbers in place, but the roofing itself still needs finishing, including felt and tiles. This is something to factor in when considering the property, but it's also a brilliant opportunity to create additional living space—a bigger kitchen, a playroom, or even a ground-floor bedroom, depending on what suits your needs. A separate door from the utility room also provides access to this area, adding to its flexibility.





Time for bed...

The first floor of this home offers three well-sized bedrooms, making it a great fit for a family. The main bedroom is a standout, featuring built-in wardrobes and its own en-suite shower room for added privacy and convenience. The second and third bedrooms provide flexible space, whether they're needed for children, guests, or even a home office. The main bathroom is fitted with a bathtub and a handheld shower, giving you the option for a relaxing soak or a quick rinse. With a practical layout and plenty of storage, this floor is designed for comfortable everyday living.





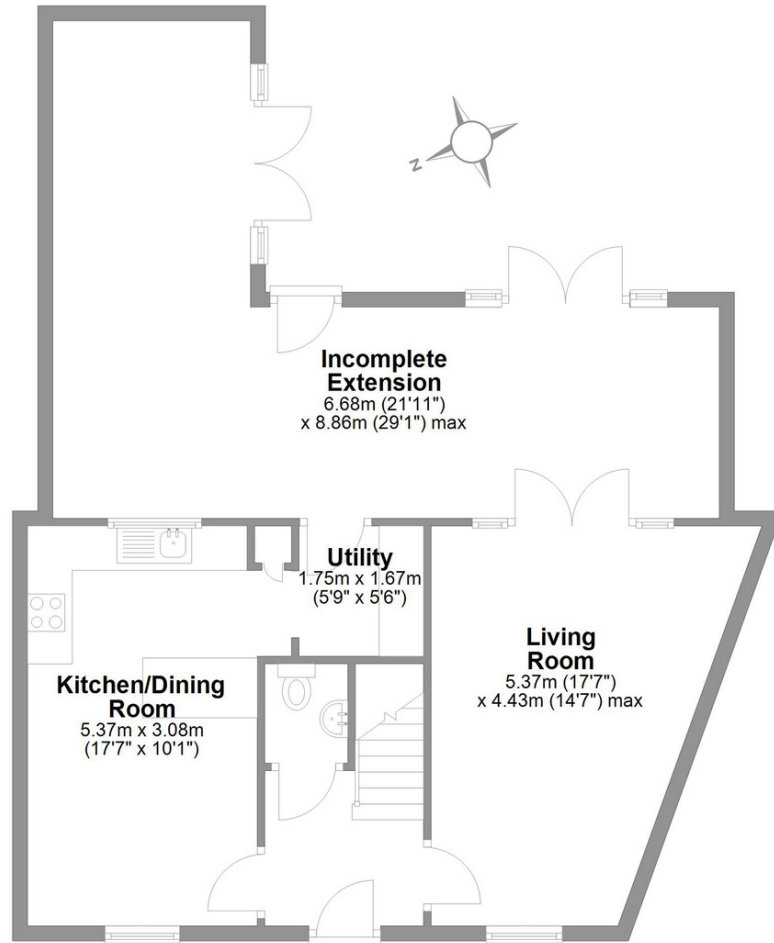
Outside...

The back garden is a mix of lawn and decking, giving you a versatile outdoor space to enjoy. It's fully enclosed for privacy and includes a handy shed for storage. A gate at the rear leads directly to your garage and parking, making it easy to access your vehicle without needing to go through the house. With the unfinished extension opening onto the garden, there's also great potential to create a seamless indoor-outdoor space once completed.



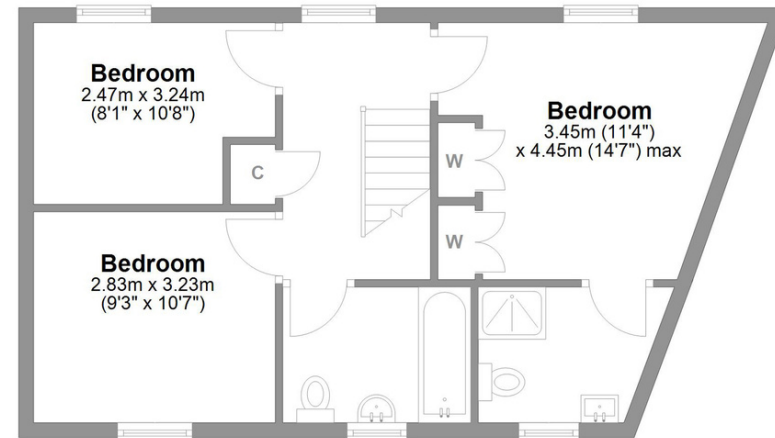
Horseshoe Close Colburn

Total area: approx. 133.0 sq. metres (1432.1 sq. feet)



Ground Floor

Approx. 85.2 sq. metres (917.5 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.6 sq. feet)

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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. Created especially for Love Property by Vue3sixty Ltd