

OSPREY CLOSE

CATTERICK GARRISON

LOVE PROPERTY

LOVE THE JOURNEY



# Arrive home...

Welcome to Osprey Close, pull onto the driveway and take in the appeal of this delightful two-bedroom home.

Step inside through the side entrance into a small lobby. To the left, you'll discover a modern, spacious kitchen with plenty of room for a dining table, perfect for family meals, homework time, or a relaxed coffee.

To the right of the entrance is the inviting lounge. Flooded with natural light from the bay window overlooking the front, this room is a true family hub. With ample space for a couple of sofas, it's the ideal place to relax, enjoy movie nights, or simply unwind with friends and loved ones.



# Time for bed...

Upstairs, the main bedroom provides generous space for a double bed and bedside tables, along with room to incorporate either built-in or freestanding wardrobes to suit your needs.

The second double bedroom, positioned at the front of the property, is filled with natural light, an ideal retreat for children, guests, or even a versatile home office.

Completing this floor is the family bathroom, featuring a bath with an overhead shower; perfect for busy mornings or unwinding with a long soak at the end of the day.





## Head outside...

Step outside into the garden, a sunny, low-maintenance retreat. Fully paved, it's the perfect setting for summer barbecues with family and friends. You'll also find the garage here, offering both convenience and practicality.



## Finer Details

POSTCODE: DL9 3RA

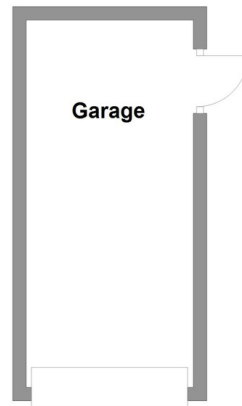
TENURE: Freehold

COUNCIL TAX BAND: B

EPC RATING: TBC

BUILD TYPE: Brick

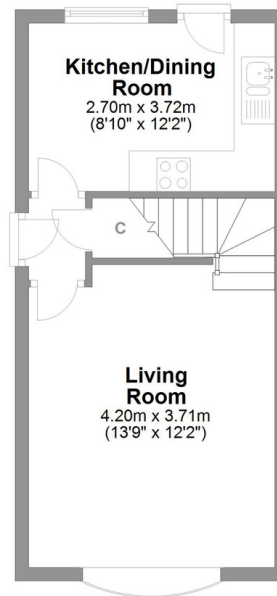
CENTRAL HEATING: Gas



Garage

## Osprey Close Scotton

Total area: approx. 73.9 sq. metres (795.6 sq. feet)

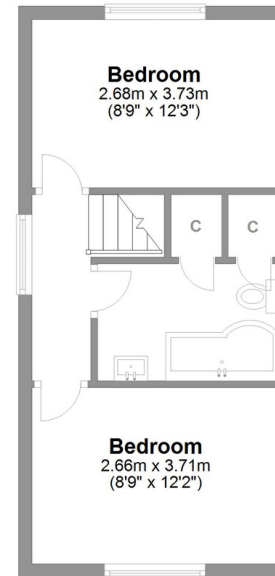


**Kitchen/Dining Room**  
2.70m x 3.72m  
(8'10" x 12'2")

**Living Room**  
4.20m x 3.71m  
(13'9" x 12'2")

**Ground Floor**

Approx. 43.5 sq. metres (467.8 sq. feet)



**Bedroom**  
2.68m x 3.73m  
(8'9" x 12'3")

**Bedroom**  
2.66m x 3.71m  
(8'9" x 12'2")

**First Floor**

Approx. 30.5 sq. metres (327.8 sq. feet)

# LOVE PROPERTY.

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