







32 Bennions Way, Catterick, North Yorkshire, DL10 7RL

Asking price £225,000

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

ENTRANCE RECEPTION
Composite front door leading into entrance reception with stairs to first floor. Laminate floor, ceiling coving, central heating radiator and door to cloaks/w.c and lounge.

CLOAKS / W.C
Low level w.c, hand basin with tiling to splash areas, central heating radiator and UPVC window to front.

LOUNGE
UPVC bay window to front, 2 central heating radiators, ceiling coving, internet point and half glazed door to kitchen/dining room.

KITCHEN / DINING ROOM
Dining Area:

With sliding doors to rear, tiled floor with underfloor heating, ceiling coving, feature dark grey vertical radiator and walk through into kitchen area.

Kitchen Area:

Fitted with high gloss base, drawer and wall units with Quartz worktops and upstands. One and half ceramic sink with mixer tap, four ring gas hob with below oven and above glass extractor with Quartz splash back. Tiled floor with underfloor heating, ceiling coving, plumbing for automatic washer, door to understairs storage cupboard. UPVC window to rear and UPVC door to side.

FIRST FLOOR LANDING
With ceiling coving, loft hatch giving access to the roof void. Doors to bedrooms and bathroom/w.c

MASTER BEDROOM 2.689 x 4.149 into recess (8'9" x 13'7" into recess)
UPVC windows to front, central heating radiator, ceiling coving, phone point. Door to en-suite.

EN-SUITE
Fully tiled and fitted with shower cubicle, having mixer bar and twin shower heads (pump powered), built in hand basin on tiled counter. Wall mounted mirror fronted cabinet, karndean flooring and UPVC window to side.

BEDROOM 2 3.283 x 2.160 (10'9" x 7'1")
UPVC window to rear, central heating radiator and ceiling coving.

BEDROOM 3 1.771 x 2.707 (5'9" x 8'10")
UPVC window to rear, central heating radiator and ceiling coving.

BATHROOM/W.C
Fully tiled with panelled bath having shower overhead (pump powered), low level w.c, pedestal hand basin with mixer tap, wall mounted mirror fronted cabinet and linen cupboard housing cylinder tank with shelving.

EXTERNALLY
To the front is a lawned garden with gravelled parking area. Outside light. Long driveway for parking of two vehicles leading to the garage. Gate leads to the rear garden.

The rear garden is enclosed by fencing and enjoys a degree of privacy. Mostly laid to lawn with gravelled and patio areas, outside water tap. There is a large summer house which has recently undergone refurbishment with a new roof and flooring, this makes a super versatile area with power.

GARAGE
Single garage with up and over door, mezzanine storage, power and light.

Notes

Please note that this property is being sold by an employee of Marcus Alderson Estate Agents



