

33 Mallard Road

SCOTTON

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# Arriving home...

Located on the edge of the Yorkshire Dales and close to Richmond, Scotton is a highly regarded village neighbouring Catterick Garrison. Surrounded by rolling North Yorkshire landscapes, Scotton enjoys a strong sense of community, excellent local amenities, and easy access to the A1(M), making it ideal for commuters and families alike.

Set within a popular family-friendly location, this impressive three-bedroom detached home boasts excellent kerb appeal with its smart exterior and well-maintained frontage. The property benefits from a generous driveway providing ample off-road parking, a private garden ideal for outdoor entertaining, and a detached garage, making it a superb choice for growing families seeking both space and practicality.

Stepping through the front door, the well-appointed kitchen is situated to the left. Fitted with a range of contemporary units and offering ample worktop space, this is a practical and stylish heart of the home. There is plenty of room for a dining table, creating the perfect setting for family meals, catching up with friends over coffee, or providing a comfortable space for children to complete their homework. The kitchen also benefits from direct access to the side garden, making it ideal for everyday living and outdoor entertaining.

Positioned opposite the kitchen, the spacious lounge is a bright and welcoming room, enhanced by dual aspect windows that fill the space with natural light. Generously proportioned, there is ample room for comfortable sofas, creating the perfect setting to relax, unwind, and enjoy cosy evenings with family watching your favourite films.



# Time for bed...

Upstairs, this home offers three well-proportioned bedrooms, catering to a variety of needs. The main bedroom is a spacious room; perfect for unwinding after a long day.

The second bedroom is another generous double room, ideal for guests, teenagers, or as a versatile space to suit your lifestyle.

The third bedroom is a cosy single room, perfect for another bedroom, a home office, or a creative space.

Completing the upstairs layout is the family bathroom, featuring a full-sized bath, making it an excellent space for relaxing soaks or catering to the needs of a busy household.





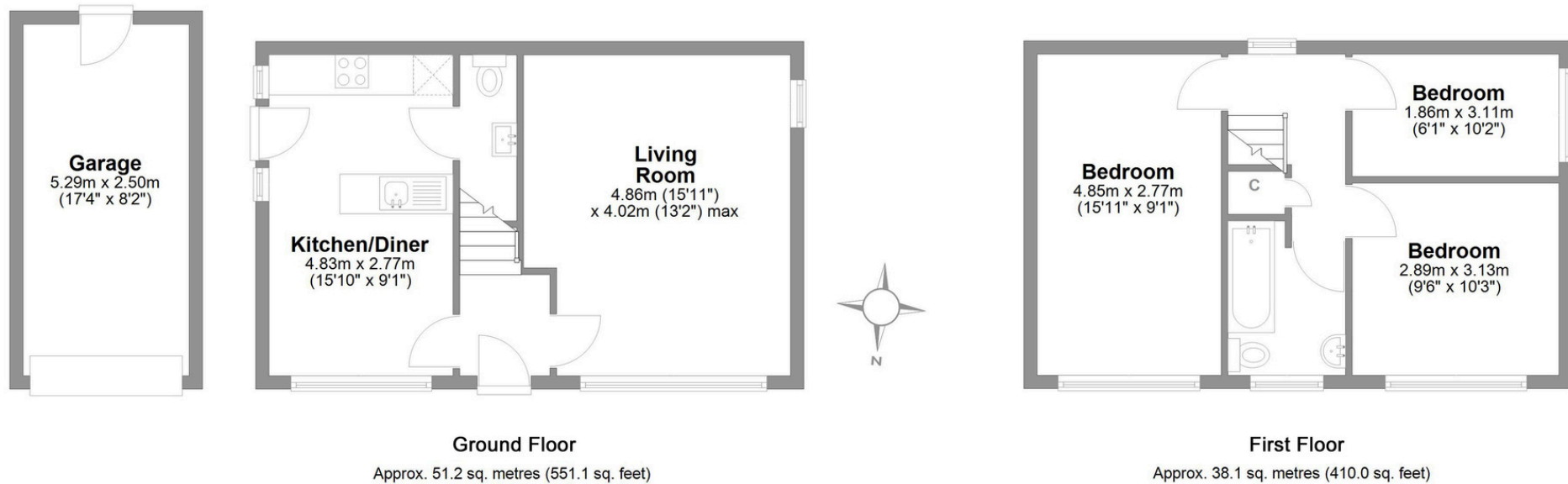
## Head outside...

The back/side garden is a low-maintenance and practical space, ideal for those who want to enjoy the outdoors without the hassle of extensive upkeep. Perfect for setting up garden furniture, making it an excellent spot for al fresco dining, entertaining, or simply relaxing in the fresh air. The garden is fully enclosed with fencing, offering privacy and security, ideal for families with children or pets. There is also a gate providing convenient access to the drive so arriving home with the shopping is easy with access to the kitchen.



# Mallard Road Scotton

Total area: approx. 89.3 sq. metres (961.0 sq. feet)



## Finer Details

Postcode: DL9 3NP  
Freehold  
Council Tax Band: C  
EPC Rating: TBC

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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.  
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