

WETHERBY CLOSE

CATTERICK GARRISON

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Welcome home...

Arriving at the property, you're welcomed by an attractive detached brick-built home with a smart, well-kept frontage. The driveway provides off-road parking for multiple vehicles, and a real highlight is the position, overlooking green open space with trees and peaceful walks right on your doorstep.

Inside, the hallway leads through to the ground-floor rooms. The kitchen diner spans the full depth of the property, with dual-aspect windows to both the front and rear, allowing natural light to flow through. Fitted with sleek cabinetry and offering ample space for a family dining table, it's a room designed for everyday living, whether that's cooking, entertaining, or keeping an eye on homework at the end of the day.

To the rear, the lounge enjoys French doors opening out to the garden, creating a lovely connection between inside and out. It's a comfortable, inviting space, cosy in the cooler months, yet perfect for opening up during the summer.

At the front of the property, a separate family room provides additional flexibility. Formerly the garage, it has been thoughtfully converted by the current owners to suit modern family life, offering a useful second reception space.



Time for bed...

Upstairs, the property offers four well-proportioned bedrooms, including three doubles and a generous single.

The main bedroom is positioned at the front of the house and benefits from a full bank of mirrored, fitted wardrobes, along with its own en suite shower room.

The remaining bedrooms are equally well-presented and versatile, ideal for family living or accommodating guests. Each room is light and airy, all served by a modern family bathroom complete with a bath and overhead shower.





Outside...

The garden offers a beautifully versatile outdoor space, perfectly suited to both keen gardeners and growing families. It's an ideal setting for summer barbecues, entertaining guests, or simply unwinding at the end of the day.

Predominantly laid to lawn with a patio area and well-established planting, it strikes a lovely balance between practicality and calm. A generous garden shed provides excellent storage for tools and outdoor equipment.

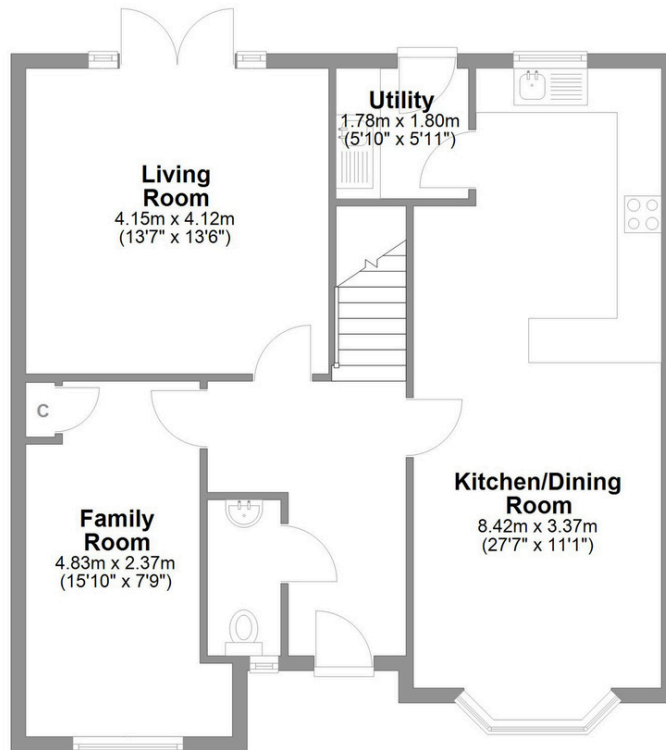


Finer Details...

Postcode: DL9 4BU
Freehold
Council Tax Band: E
EPC Rating: B
Gas central Heating

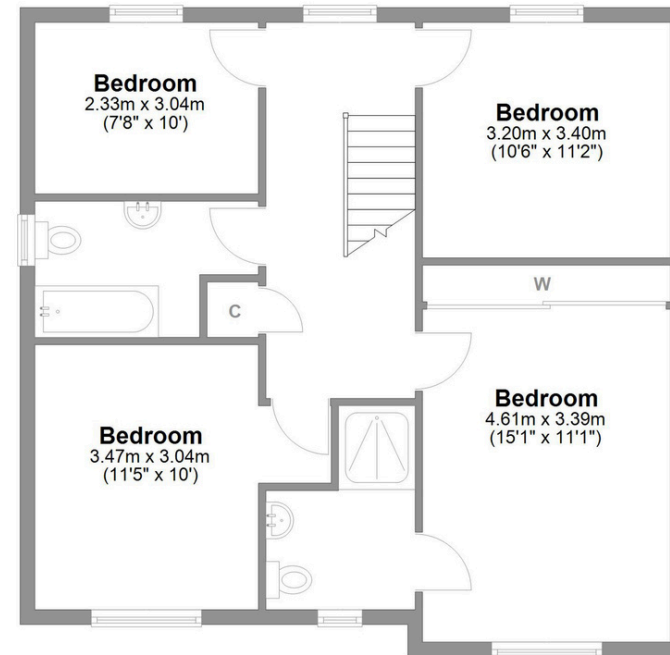
Wetherby Close Colburn

Total area: approx. 143.1 sq. metres (1540.6 sq. feet)



Ground Floor

Approx. 73.7 sq. metres (793.4 sq. feet)



First Floor

Approx. 69.4 sq. metres (747.2 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