

Vicarage Road

CATTERICK GARRISON

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# Vicarage Road

Positioned within a peaceful cul-de-sac in one of Catterick Garrison's most established residential areas, this detached two-bedroom bungalow offers generous accommodation, a flexible layout and the opportunity to create a wonderful home tailored entirely to your own style.

Conveniently placed within easy reach of local shops, supermarkets, healthcare facilities, cafés and everyday amenities, the property also benefits from excellent transport links to Richmond, Darlington and the A1(M), making it an ideal choice for those wanting a quieter pace of life without feeling disconnected. Internally, the accommodation is both spacious and versatile.

The heart of the home is the well-appointed kitchen, a welcoming space that immediately reflects how well the property has been cared for over the years. Offering a range of fitted units and generous worktop space, it is perfectly equipped for everyday cooking, baking and entertaining, with plenty of room to prepare meals with ease.

Leading through the inner hallway, you arrive in the spacious living room, a wonderfully inviting space designed for comfort and relaxation. The perfect setting to unwind at the end of the day or spend quality time with family and friends. Its generous proportions make it a versatile room that can easily accommodate a variety of furniture layouts while retaining a warm and welcoming atmosphere.







## Lets dine and relax...

The separate dining room offers the perfect setting for family meals, entertaining guests or could easily adapt to suit a variety of lifestyles. The dining room enjoys direct access to the conservatory, creating a bright additional reception space overlooking the rear garden. Whether used as a second sitting room, dining area or simply somewhere to enjoy the changing seasons, the conservatory adds another dimension to the home.





# Time to relax...

Both bedrooms are generously proportioned doubles, each benefiting from mirrored fitted wardrobes that provide excellent built-in storage while enhancing the sense of space. The principal bedroom is positioned to the rear of the property, enjoying a peaceful outlook over the rear garden, creating a calm and relaxing environment in which to unwind.

The second bedroom is equally well-sized and comfortably accommodates a double bed, making it ideal for visiting family and friends.

Serving both bedrooms is the recently updated shower room, finished in a contemporary style with clean lines and quality fittings. Featuring a spacious walk-in shower and a sleek modern finish, it provides a practical yet stylish space to start the day feeling refreshed or relax as part of your evening routine.









# Outside...

Externally, the property continues to impress. To the front, a pretty well-established garden, a private driveway provides convenient off-road parking, while the enclosed rear garden has been thoughtfully designed for low maintenance, allowing you to enjoy the outdoor space without the demands of extensive upkeep. It offers an ideal spot for relaxing with a morning coffee, entertaining family and friends or simply making the most of the warmer months.

A real standout feature of the property is the converted garage. This highly adaptable additional room provides valuable extra living space and could be utilised as a home office, hobby room, art studio, gym, treatment room or snug, depending on your individual needs. With more people seeking flexible living arrangements, this is a feature that will undoubtedly appeal to a wide range of buyers.

Offering generous accommodation, flexible living spaces, low-maintenance gardens and a peaceful tucked-away position, this is a home with enormous potential, it presents an excellent opportunity to secure a detached bungalow in a highly desirable location.

## Finer Details

Postcode: DL9 4TA  
Tenure: Freehold  
Council Tax Band: C  
EPC Rating: C  
Heating: Gas central heating







**Vicarage Road  
Catterick Garrison**

Total area: approx. 93.5 sq. metres (1006.4 sq. feet)

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