



## 7 WOODLAND AVENUE

COLBURN, CATTERICK GARRISON, DL9 4WD

**£260,000**  
**FREEHOLD**

A Well Proportioned Modern Detached Family House within a popular location. Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room, Cloakroom/WC, 4 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER B81. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# 7 WOODLAND AVENUE

- 4 BEDROOMS • DETACHED • EN-SUITE • POPULAR LOCATION • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

A Well Proportioned Modern Detached Family House within a popular location. Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room, Cloakroom/WC, 4 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER B81. NO ONWARD CHAIN.

## ENTRANCE HALL

Radiator, cloak cupboard, ceramic tiled floor. Composite double glazed external door to front. Doors to Lounge, WC and Kitchen/Dining Room.

## LOUNGE

Telephone point, television point, radiator. Double glazed window to front. Door to Entrance Hall.

## KITCHEN/DINING ROOM

One and a half bowl sink unit with mixer tap, laminate work surfaces, dark grey gloss cupboards and drawers with chrome handles, built-in electric oven and 5 ring gas hob with glass splashback and stainless steel extractor hood, built in dishwasher, ceiling LED spotlights, radiator, concealed wall mounted gas fired combi boiler, ceramic tiled floor. Double glazed window to rear. Double glazed double doors to Rear Garden. Door to Hall.

## UTILITY ROOM

Laminate work surface, dark grey cupboards, built in washing machine, ceramic tiled floor, extractor fan. Door to Kitchen.

## CLOAKROOM/WC

Half tiled walls, pedestal wash hand basin, wc, radiator, extractor fan, ceramic tiled floor. Door to Hall.

## LANDING

Drop down loft hatch. Doors to Bedrooms and Family Bathroom/WC.

## BEDROOM 1

Telephone point, television point, fitted wardrobes, radiator. Double glazed window to front. Doors to En-Suite Shower Room/WC and Landing.

## EN-SUITE SHOWER ROOM/WC

Fully tiled walls, pedestal wash hand basin, electric shaver point, shower cubicle with electric shower unit and folding glass doors, extractor fan, wc, chrome heated towel ladder, ceramic tiled floor. Door to Landing. Door to Bedroom 1.

## BEDROOM 2

Radiator. Double glazed window to rear. Door to Landing.

## BEDROOM 3

Radiator. Double glazed window to rear. Door to Landing.

## BEDROOM 4

Radiator. Double glazed window to front. Door to Landing.

## FAMILY BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, electric shaver point, panelled bath with electric shower unit and glass screen, extractor fan, wc, chrome heated towel ladder, ceramic tiled floor. Door to Landing.

## OUTSIDE

### FRONT GARDEN

Canopy over front door, lawn, shrubs, gas meter box, paved path.

### TO THE SIDE

Electric meter box, tarmac driveway for 2 cars, lawn.

### GARAGE

Power connected, up and over door to front.

### SOUTH EAST FACING REAR GARDEN

Enclosed by timber panel fencing with side gate and comprising lawn, cold water tap, security light.



## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 448854.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18770647

Particulars Prepared – December 2025.

## IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

## FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

## FREE IMPARTIAL MORTGAGE ADVICE

## CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

## YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

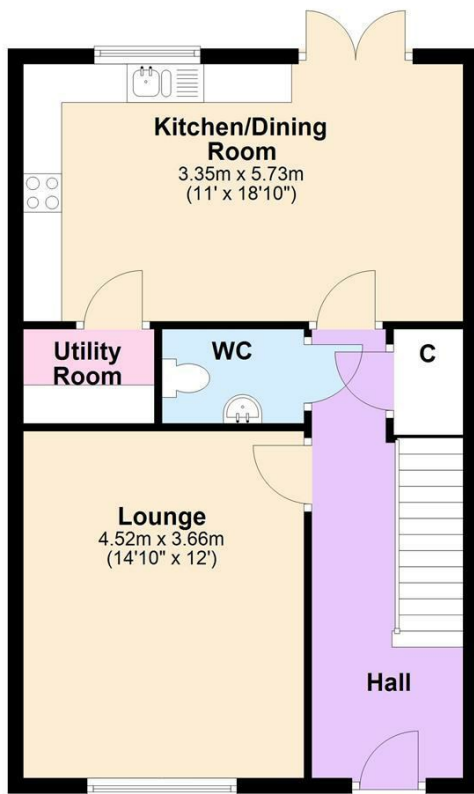
A life assurance policy may be required. Written quotation available upon request.

## 7 WOODLAND AVENUE



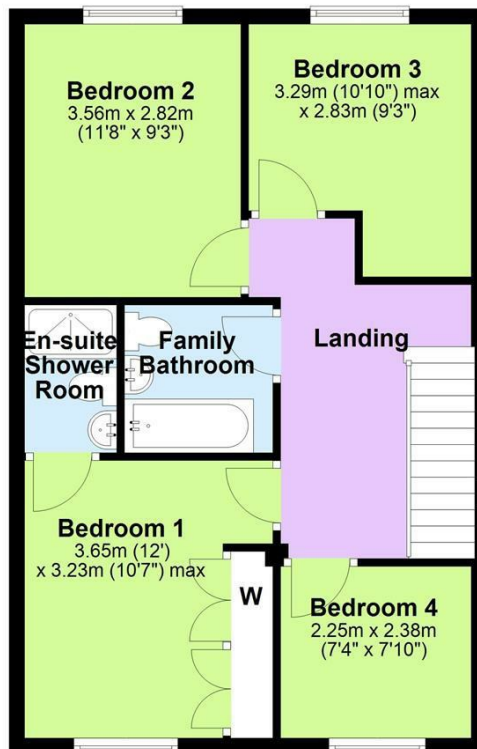
## Ground Floor

Approx. 53.2 sq. metres (573.0 sq. feet)



## First Floor

Approx. 54.1 sq. metres (581.9 sq. feet)



Total area: approx. 107.3 sq. metres (1154.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>	81	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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