





SIMPLY BEAUTIFUL SEMI-DETACHED PROPERTY WITH THREE BEDROOMS, EN-SUITE AND A DETACHED GARAGE. This stunning property on Richmond Road in DN5 is a fabulous modern home that has been superbly finished and dressed to provide the perfect family home. In brief the house comprises of entrance hallway, WC, living room, kitchen/dining area, stairs, landing, master bedroom with en-suite shower room, two further spacious bedrooms, bathroom, driveway, detached garage with electric door, front and rear gardens. **MAKE SURE YOU SEE THIS ONE QUICKLY.**

ENTRANCE HALL

6' 7" x 18' 10" (2.02m x 5.76m) On entering this fabulous home you will not be disappointed by the stylish presentation throughout, with front facing double glazed frosted door leading to the entrance hallway, radiator, front facing double glazed frosted window, storage cupboard, door to WC, alarm system and stairs to the first floor landing.



WC

Benefitting from a low flush WC, wash hand basin, radiator, extractor fan and side facing double glazed frosted window.

LIVING ROOM

15' 5" x 13' 7" (4.71m x 4.15m max) Beautiful bright reception room overlooking the rear garden with rear facing double glazed French doors to the garden, rear facing double glazed window, two radiators, television point and telephone point.

KITCHEN/DINER

8' 7" x 16' 3" (2.62m x 4.97m) Stunning kitchen/dining area with a range of modern fitted units at both eye and base level, square edge work surfaces with matching splash backs incorporating a single and half bowl sink with drainer unit, four ring electric hob with extractor hood above, electric oven, plumbing for a washing machine, integrated fridge/freezer, integrated dishwasher, spotlights to the ceiling, radiator and a front facing double glazed window.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 6" x 10' 3" (2.00m x 3.14m) Providing access to all bedrooms/bathroom, side facing double glazed window, radiator, loft access point and a storage cupboard.

MASTER BEDROOM

8' 7" x 15' 5" (2.64m x 4.71m) Overlooking the rear garden via the rear facing double glazed window, radiator, fitted wardrobes with mirror fronts and a door to the en-suite.

ENSUITE

6' 7" x 4' 9" (2.02m x 1.45m) Beautifully presented en-suite shower comprising of a low flush WC, wash hand basin, shower cubicle, extractor fan, partially tiled walls and a rear facing double glazed frosted window.

BEDROOM

8' 8" x 12' 0" (2.65m x 3.67m) Lovely second double bedroom with front facing double glazed window, radiator and fitted wardrobes.







BEDROOM

8' 7" x 6' 6" (2.62m x 2.00m) Currently utilised as an office the smallest of the three bedrooms is positioned at the front of the house with front facing double glazed window and a radiator.

BATHROOM

5' 6" x 5' 7" (1.70m x 1.71m) With a lovely three piece suite comprising of bath, low flush WC, wash hand basin, radiator, extractor fan, partially tiled walls and a side facing double glazed frosted window.



FRONT GARDEN

Low maintenance front garden with open access to the driveway, gravelled areas, paved path, side access to the rear garden and partial wall/fence enclosure.

DRIVEWAY & GARAGE

Providing off street parking on the driveway leading to the detached garage with electric door, power points and lighting.

REAR GARDEN

Lovely fence enclosed, landscaped rear garden with central lawn, shrub beds, paved patio, further gravelled seating area at the rear of the garage and side access to the driveway.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		97
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	