

# 4 Parsons Court, Richmond.



## 4 Parsons Court, Richmond, North Yorkshire.

Offers Over : £615,000

**Privately positioned in a quiet corner of this select and highly regarded development, this beautifully presented six bedrooomed property is finished to the highest of standards throughout and makes an excellent family home. To the ground floor, the bright and generously proportioned living spaces comprise two receptions rooms and a fantastic open plan family area which comprises a high specification kitchen, a dining area and a garden room with bifold doors out to the garden. The first floor provides four bedrooms, the master having ensuite facilities, and the house bathroom, whilst to the second floor there are two further bedrooms. Externally there are generous, mature gardens bordering mature woodland affording a high degree of privacy, a driveway and a double garage. An early inspection is strongly advised!**



### Entrance Hall:

The welcoming hallway features solid wood flooring, a radiator with a decorative cover and useful understairs storage.

### Cloakroom:

Fitted with a WC, a wash hand basin and a radiator.

### Living Room:

The relaxed living room is centred around the fireplace which houses a stove effect gas fire with a timber lintel over. There are two radiators, a TV point and a upvc double glazed bay window to the front of the property.

### Snug:

Perfect as a home office, playroom or additional reception room, it has a radiator, a TV point and a upvc double glazed bay window to the front of the property.



### Open Plan Living Area:

A fantastic open plan room, flooded with light and providing the perfect spaces for family living.

The **Kitchen** is finished to a particular high standard and features a generous range of units which are complimented with granite counter tops and soft close fittings. Integrated into the units are a gas range cooker, a full height fridge and freezer, a convection microwave and a dishwasher. The large central island provides the perfect space for informal dining or entertaining and has storage under with a granite countertop and a dual bowl sink unit.

The **Dining Area** has ample space for a large table, ideal for more formal dining and features a pair of doors to the living room and a dresser unit with granite countertop.

The large, relaxing **Garden Room** has windows looking over the garden, a high vaulted ceiling giving a real feeling space, a TV point and a set of bifold doors that open out to the garden.

The ceiling features a large timber beams and there are recessed spotlights, roof windows and speakers for the sound system.

### Utility Room:

With storage units, plumbing for a washing machine, a radiator and a door to the side of the property.

### First Floor Landing

The galleried landing has a large airing cupboard with shelving, a upvc double glazed window and a radiator.

### Master Bedroom:

A large double bedroom with a range of fitted wardrobes, a radiator, a TV point and a upvc double glazed window overlooking the rear garden.

The **Ensuite** is fitted with a shower enclosure, a WC and a wash hand basin set on a vanity unit. There is a heated towel rail and a upvc double glazed window.

#### **Bedroom:**

A double bedroom with a radiator and a upvc double glazed window overlooking the rear garden.

#### **Bedroom:**

With a radiator and a upvc double glazed window to the side of the property.

#### **Bedroom:**

A double bedroom with a radiator and two upvc double glazed window to the front and side of the property.

#### **House Bathroom:**

Luxuriously appointed with an oval bath, a shower enclosure, a WC and a wash hand basin with storage under. There is a heated towel rail and a upvc double glazed window to the front of the property.

#### **Second Floor Landing:**

With two storage cupboards and a light tunnel giving natural sunlight.

#### **Bedroom:**

A double bedroom with a radiator, eaves storage and two velux roof windows.

#### **Bedroom:**

A double bedroom with a radiator, eaves storage, loft access and two velux roof windows.





## External

The property sits in a private corner position behind a lawned garden and a block paved driveway providing parking for a number of cars.

The large **Double Garage** has a pair of up and over doors, ample storage space and has power and light connected.

A gated path to the side leads to the rear garden.

The large rear garden borders mature woodland giving a high degree of privacy.

Mainly lawned and with mature and well maintained borders there is an Indian stone paved patio that has a gazebo with retractable sun shade and a decked seating area which enjoys the afternoon and evening sun.

## Additional Information

The postcode is DL10 7DT and the Council Tax Band is F.

The Worcester gas fired heating boiler is located in the utility room.

The house and garage are fully alarmed.



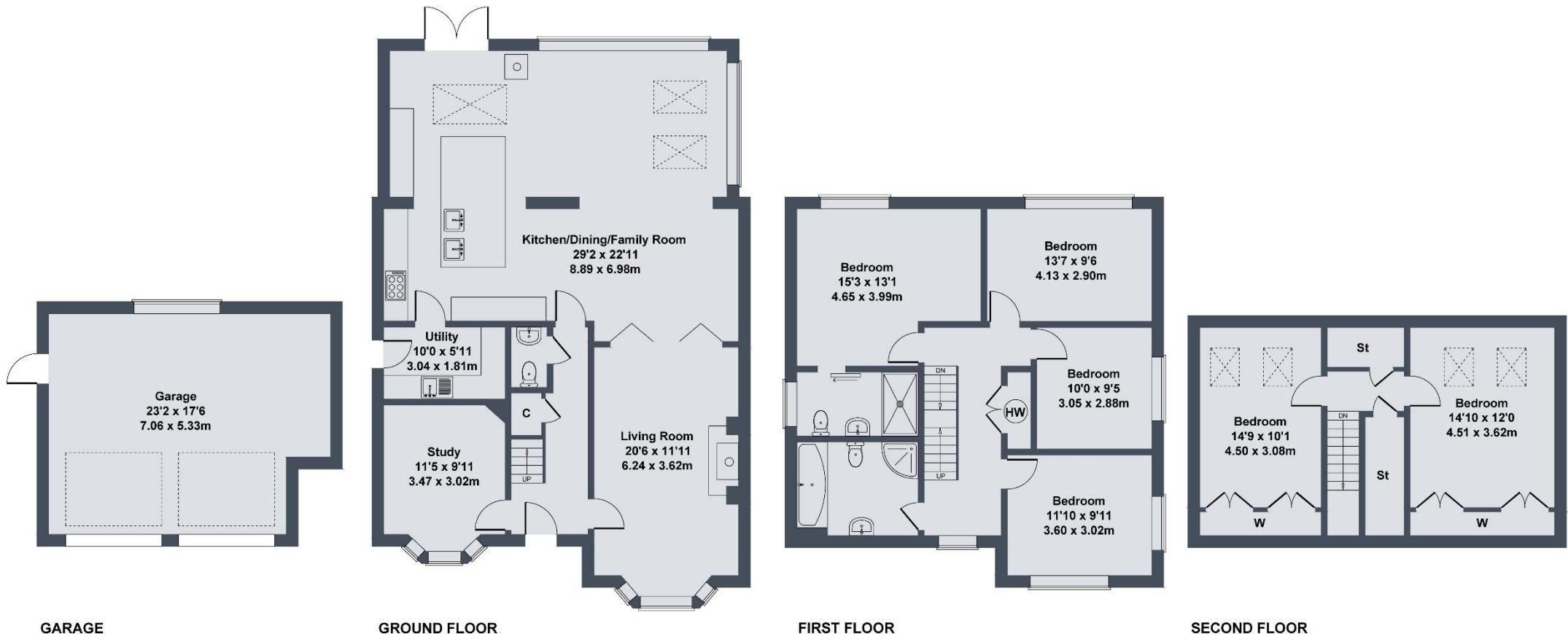
## 4 Parsons Court, Richmond

Approximate Gross Internal Area

House - 2519 sq ft - 234 sq m

Garage - 398 sq ft - 37 sq m

Total - 2917 sq ft - 271 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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15 King Street Richmond North Yorkshire DL10 7AG

T 01748 821700 F 01748 821431

E [info@irvingsproperty.co.uk](mailto:info@irvingsproperty.co.uk) W [www.irvingsproperty.co.uk](http://www.irvingsproperty.co.uk)