

# 11 Lyons Road, The Garden Village, Richmond.



**11 Lyons Road, The Garden Village, Richmond.**

**Guide Price: £565,000**

**Located on the highly regarded “Garden Village” development, this most impressive property is beautifully presented throughout and provides generous and well planned living spaces which will appeal to a range of buyers. The quality of fittings and standard of finish is second to none, with an internal viewing essential to fully appreciate the property on offer. To the ground floor there is a large living room, a dining room, a utility room, a cloakroom and a fantastic open plan living area that includes a kitchen, orangery and family room. The first floor provides four generous bedrooms, the master being ensuite and a house bathroom. Externally there is driveway parking and well tended gardens. An early inspection is strongly recommended.**



### **Entrance Hall:**

The welcoming hallway gives a taste of the quality of the property and features timber panelling, a radiator and Karndean flooring.

### **Sitting Room:**

6.26m max x 6.25m max

A large L shaped sitting room, set around the fireplace which houses a log burning stove. The light filled room has two large bay windows, both with plantation style shutters. There are two radiators and a TV point.

### **Dining Room:**

4.17m x 2.97m

A formal dining room, having a radiator and two windows to the front of the property.

### **Open Plan Kitchen & Orangery:**

8.29m max x 6.30m max

The heart of the property, the fantastic open plan space seamlessly runs from the Kitchen into the Orangery.

The **Kitchen** is fitted with a range of quality wall and base units with granite countertops and self close fittings.

Integrated into the units are twin ovens, an induction hob with modern extractor over, a wine fridge and a Belfast sink. The large island provides additional storage, a seating area and has an integrated microwave.

The stunning **Orangery** has a large roof lantern which floods the area with natural light. There are two further arched windows to the garden and a pair of doors that open out to the seating area.

### **Family Room:**

5.39m x 3.32m

An additional seating area for relaxing and having wall panelling, three roof windows and a modern style log burning stove. There is a radiator and a wall mount for a TV.

### **Utility Room:**

3.30m x 2.50m

With useful storage units and an integrated fridge freezer.

### **Cloakroom:**

With a WC and a wash hand basin.

### **Store:**

5.54m x 3.32m

A very useful store having a pair of timber doors to the driveway and a door to the family room.

### **First Floor Landing:**

A large landing area with two loft hatches.



**Bedroom:**

5.34m max x 3.37m

A double bedroom with a range of fitted wardrobes, a radiator, a wall mount for a TV and two windows with plantation style shutters.

The **Ensuite** has a shower cubicle, a WC and a wash hand basin.

**Bedroom 2:**

4.18m x 4.44m

A double bedroom with a range of fitted wardrobes, a radiator and a window with plantation style shutters.

**Bedroom:**

3.70m x 3.66m

A double bedroom with fitted wardrobes, a radiator and a window with plantation style shutters.

**Bedroom:**

3.91m x 2.49m

With fitted wardrobes, a radiator and two windows with plantation style shutters.

**Bathroom:**

3.81m x 2.06m

The very well appointed bathroom is fitted with a freestanding oval bath, a WC, a shower enclosure and a wash hand basin set on a unit with storage under. There is a radiator and a window.





### **External**

The property sits on a corner plot with neat lawned gardens to the front. There is driveway parking.

To the rear there is a South West facing patio garden providing a lovely space for relaxing. There is a summerhouse, two decked seating areas, power points and lighting.

### **Additional information**

The postcode is DL10 4UA and the Council Tax Band is F.

The owners pay a Garden Village service charge of circa £140 per annum.



# 11 Lyons Road, Richmond



**GROUND FLOOR**



**FIRST FLOOR**

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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