



7 White Friars Gardens, Richmond

Offers in the Region of £330,000

Sitting on a large corner plot, quietly positioned in a private location, this most impressive detached house offers generous living spaces that are perfect for a growing family. To the ground floor there is a living room, a dining room, a dining kitchen, a playroom/bedroom, a utility room and a cloakroom, with the first floor providing three double bedrooms and modern bathroom. Externally there is ample driveway parking, and a generous South West facing garden. An early inspection is strongly recommended to fully appreciate the property on offer.

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Entrance Hall:

The welcoming entrance hall is accessed through a part glazed upvc door and features a radiator and a useful under stairs storage cupboard.

Living Room:

5.36m x 3.55m

A light filled, dual aspect living room which has a upvc double glazed window to the front and a second to the rear overlooking the garden. There are two radiators, a TV point for a wall mounted TV and an open fireplace with a marble hearth and Adams style surround.



Dining Room:

3.01m x 2.96m

With ample space for family dining and having a radiator and a set of upvc double glazed patio doors which open out to the garden.



Dining Kitchen:

3.86m x 2.96m

With space for informal dining, the kitchen is fitted with a generous range of wall and base units with complementing countertops. Integrated into the units are a gas hob and an electric oven with an extractor over. There is under pelmet lighting, plumbing for a washing machine, a radiator and a upvc double glazed window overlooking the garden.



Playroom/Bedroom:

5.40m x 3.00m

An additional reception room which is currently used as a playroom but would also be perfect as an additional bedroom or home working space. There are upvc double glazed windows to the front and side of the property, an electric heater, built in storage cupboards and a TV aerial point.



Utility Room:

2.89m x 2.23m

With a sink, plumbing for a washing machine, space for a fridge, freezer and a tumble drier. The upvc double glazed window looks to the side of the property.

Rear Lobby:

With a part glazed upvc door to the front of the property and a radiator.

Cloakroom:

Fitted with a WC and a wash hand basin and having a upvc double glazed window.

First Flor Landing:

A galleried landing with loft access, an airing cupboard and a upvc double glazed window.

Bedroom 1:

5.36m x 3.07m

A large, dual aspect double bedroom with upvc double glazed windows to the front and rear of the property. There are built in wardrobes and a radiator.

**Bedroom 2:**

3.39m x 2.96m

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

**Bedroom 3:**

3.00m x 2.98m

With a built in wardrobe, a TV point, a radiator and a upvc double glazed window overlooking the rear garden.

Bathroom:

2.88m x 2.23m

The well appointed bathroom is fitted with a modern white suite that comprises a bath, a shower enclosure, a WC and a wash hand basin set into a vanity unit with generous storage. There is a heated towel rail and a upvc double glazed window.

**External**

The property sits in a very private position set back from a quiet cul de sac. It is approached via a block paved driveway that provides ample off street parking. There are two large sheds and a greenhouse.

The South West facing rear garden enjoys the afternoon and evening sun making an excellent space for relaxing as a family. Mainly lawned, there is a paved seating area.

**Additional Information**

The postcode is DL10 7DJ and the Council Tax Band is E.

The gas central heating boiler was replaced within the last 12 months and is located in the Utility Room.

Floorplan

7 White Friars Gardens



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.

Produced by Potterplans Ltd. 2023

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.