



## 20 Charles Court, Richmond

### Offers in the Region of £325,000

In a quiet cul de sac on this very popular and highly regarded development, this three bedroomed detached house offers well planned living spaces and will appeal to a range of buyers. To the ground floor there is an open plan living area, a conservatory and a kitchen, with the first floor having three bedrooms, the master being ensuite, and a bathroom. Externally there is driveway parking, a low maintenance West facing garden and a garage. With scope for general updating, it is being offered CHAIN FREE. An early inspection is strongly recommended.

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

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## **Entrance Hall:**

Accessed through a part glazed upvc door, the hallway has a radiator and a door to the garage.

## **Kitchen:**

Fitted with a range of wall and base units with complimenting countertops. Integrated into the units are a gas hob and an electric oven, an extractor and a Bosch dishwasher. There is plumbing for a washing machine, a radiator and a window to the front of the property.



## **Open Plan Living Area:**

The open plan layout provides ample space for a relaxed seating area and for family dining. The seating area has a TV point, a pair of doors opening into the conservatory and a fireplace with a living flame gas fire and Adams style surround.



The dining area has a radiator and a window overlooking the garden.



## **Conservatory:**

The large upvc double glazed conservatory provides a great space to relax and enjoy the garden. There are two electric heaters and a pair of doors opening out to the patio.



## **Garage:**

With an up and over door, a door to the side of the property and having power and light.

## **First Floor Landing:**

With loft access and a window to the side of the property.



### **Bedroom:**

A double bedroom with a radiator, a TV point, built in wardrobes and a window to the front of the property. The **Ensuite** is fitted with a WC, a wash hand basin and a shower enclosure. There is a radiator and a window.



### **Bedroom:**

A double bedroom with a radiator, a built in wardrobe and a window overlooking the rear garden.



### **Bedroom:**

With a radiator and a window to the front of the property.



### **Bathroom:**

Fitted with a matching suite that comprises a bath with a shower attachment, a WC and a wash hand basin. There is a radiator, a window and an airing cupboard with shelving.



### **External**

The property sits back from the road behind a lawned garden and a driveway providing off street parking. A gated path to the side leads to the rear garden.

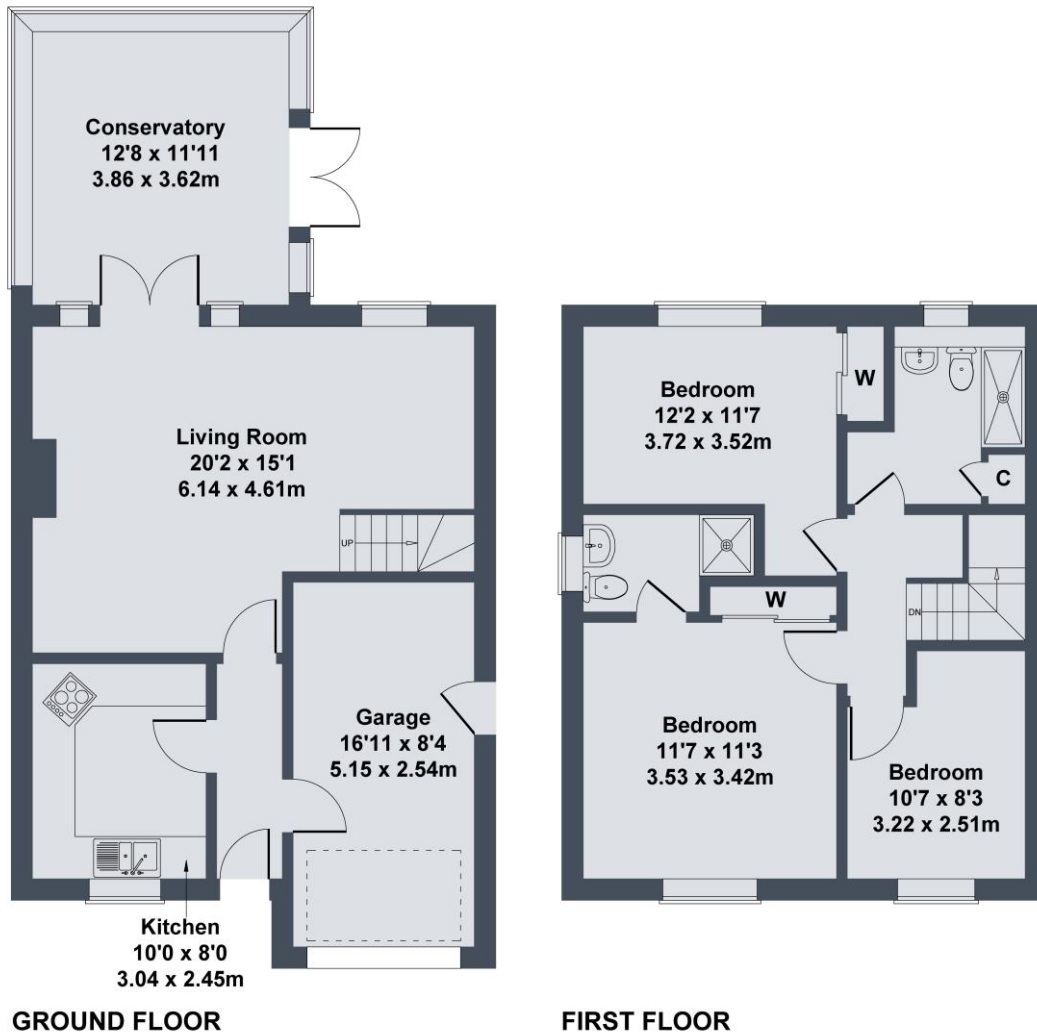
The West facing rear garden enjoys the afternoon and evening sun and is mainly paved. There are two decked seating areas and a timber shed.



### **Additional Information**

The postcode is DL10 7BL and the Council Tax Band is D. The recently upgraded Worcester gas fired boiler is located in the garage.

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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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