



## 6 St Nicholas Close, Richmond

### Offers in the Region of £475,000

Sitting in a quiet cul de sac location, conveniently positioned for all schools, this substantial detached house has been extended and improved by the current owner, resulting in a fantastic family home. To the ground floor there is a large living room, a snug, a cloakroom, a quality kitchen, a utility room and a superb garden room, with the first floor having four double bedrooms, the master being ensuite and the house bathroom. Externally there are generous gardens, driveway parking and a garage. An early inspection is strongly recommended to appreciate the scale of the property on offer.

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

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## **Entrance Hallway:**

Accessed through a lobby that provides the perfect space for keeping those muddy boots and outdoor wear. The welcoming hallway has a feature staircase, a radiator and a useful under stairs cupboard.

## **Living Room:**

A large, dual aspect room having a upvc double glazed window to the front of the property and a set of concertina doors that open into the garden room. There is a TV point, two radiators and a central fireplace with a living flame gas fire.



## **Cloakroom:**

With a WC, a wash hand basin and a radiator.

## **Snug:**

A great additional reception room which is perfect as a playroom, home office or an additional bedroom. There is a radiator and a upvc double glazed window.

## **Kitchen:**

A large kitchen fitted with a range of high quality, modern styled wall and base units with complementing countertops that also create a breakfast bar area.



Integrated into the units are a gas hob, an eye level oven, a fridge, a freezer and a dishwasher. There is a large larder cupboard, a radiator and a upvc double glazed window overlooking the garden. The kitchen runs seamlessly into the garden room creating a lovely flow and being perfect for modern family living.



## **Utility Room:**

With units that match the kitchen and having a plumbing for a washing machine, a window and doors to the garage and garden.

## **Garden Room:**

A fantastic light filled space making the perfect space for relaxing. There is a pair of doors to the garden, three roof windows and a set of concertina doors to the living room continuing the open feel.



### **Garage:**

With a roller door, power and light.

### **First Floor Landing:**

The galleried landing has an airing cupboard and loft access.

### **Bedroom:**

A double bedroom with fitted wardrobes, a radiator and a upvc double glazed windows.



The **Ensuite** has a shower enclosure, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.

### **Bedroom:**

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

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A double bedroom with a fitted wardrobe, a radiator and a upvc double glazed window.

### **Bathroom:**

Fitted with a modern white suite that comprises a bath with a shower over, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.



### **External**

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

The generous rear garden is mainly lawned with a paved seating area. There is a vegetable garden, a potting shed and a playhouse.

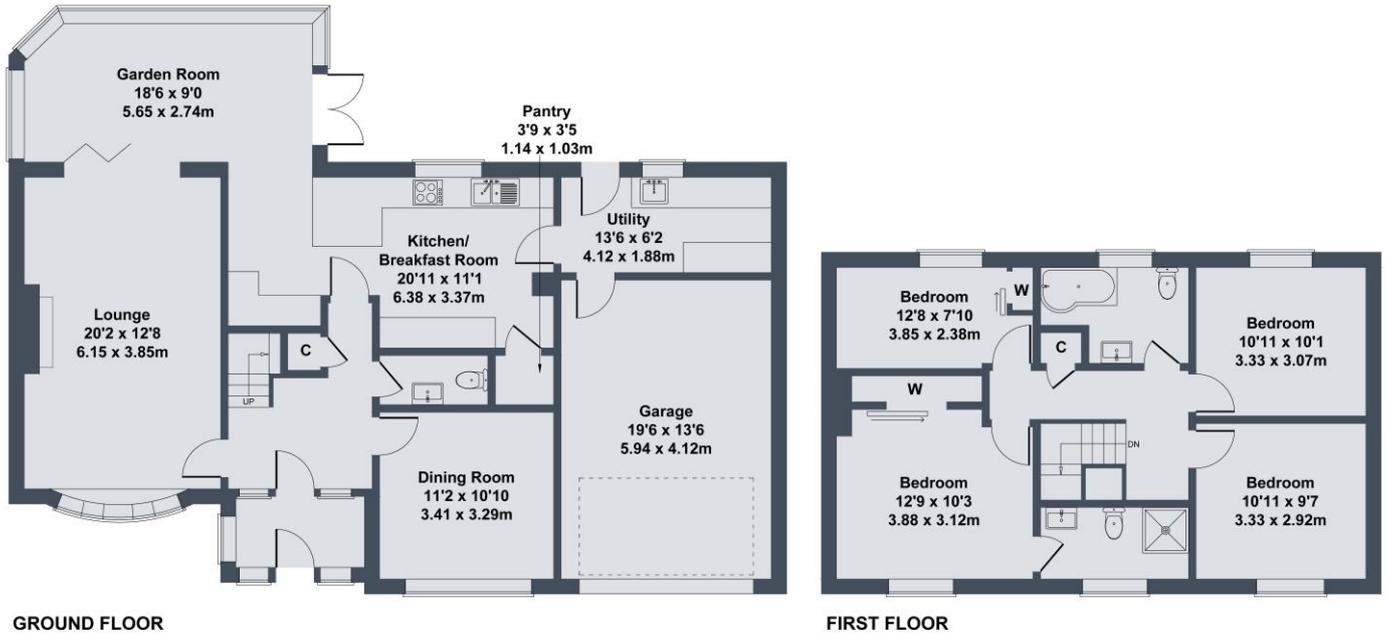


### **Additional Information**

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

The gas central heating boiler is located in the utility room.

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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.

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.