

10 Green Howards Road.



10 Green Howards Road, Richmond, North Yorkshire.

Guide Price: £530,000

Sitting in a private and quiet cul de sac position, this substantial detached bungalow is immaculately presented and provides generous and flexible living spaces. It has been fully refurbished by the current owners to a particularly high standard including a number of energy saving measures including an air source heating system and solar panels with battery storage making it a true 'Eco Property'. The versatile layout features a welcoming entrance lobby and hallway, a large light filled living room, a fantastic contemporary dining kitchen, a play room, a hobby room, four double bedrooms, the master being ensuite and a well appointed family bathroom. Externally there is driveway parking, a garage, a South facing garden with patio to the front and a large, terraced seating area to the rear. An early inspection is essential.



Entrance Lobby:

Accessed through a upvc door with a double glazed side panel, the lobby has a radiator and provides the ideal space for outdoorwear.

Entrance Hall

The welcoming hallway has a radiator and loft access.

Living Room:

6.70m max x 6.55m max

A large room having the versatility to provide a number of relaxed areas.

The main living area is centred around the fireplace which has a marble surround and a living flame gas fire. There are three radiators and a TV point.

Towards the front of the property there is an additional area which is flooded with light through a lantern ceiling window and a set of doors that open out to the South facing seating terrace. This area is ideal as a snug or a dining area.

Reading Area:

A quiet area suitable as a home study and having a light tunnel bringing in natural light.

As there is a shower room and the hobby room, there is also scope for this to be an annexe.

Hobby Room/Bedroom:

6.10m x 3.67m

A great space, currently used as a hobby room, but would be ideal as an additional bedroom, dining room or family room. There is a radiator, a TV point and a pair of doors opening out to a seating terrace.

Shower Room:

Fitted with a shower enclosure, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.

Dining Kitchen:

6.09m x 3.13m

A fantastic open space providing ample space for a table. The most impressive kitchen is fitted with a range of quality, contemporary wall and base units with complimenting countertops and soft close fittings. Integrated into the units are a Neff eye level oven, a Neff induction hob with a modern styled extractor over and a dishwasher. There is plumbing for a washing machine, a radiator, two roof windows and a upvc double glazed window to the rear of the property. A half glazed door gives access to the rear.

Dining Room/Playroom:

3.54m x 2.71m

Currently a play room, but also useful as a home office or dining room. There is a radiator and a upvc double glazed window.



Bedroom:

4.14m x 3.22m

A double bedroom with upvc double glazed windows to the front and side of the property, a radiator and a range of quality fitted furniture including wardrobes, drawer units and bedside cabinets.

The **Ensuite** features a large walk in shower, a WC and a wash hand basin.

Bedroom:

3.99m x 2.50m

A double bedroom with a radiator, and upvc double glazed windows to the side and rear of the property.

Bedroom:

2.72m x 2.62m

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

Bedroom:

2.70m x 2.62m

A double bedroom with a radiator and a upvc double glazed window to the rear of the property.

Bathroom:

2.70m x 2.50m

The very well appointed bathroom has a contemporary feel and is fitted with a large bath, a WC, a wash hand basin and a large shower enclosure. There is a heated towel rail and a upvc double glazed window.





External

The bungalow sits in a quiet, elevated position affording a good deal of privacy.

There is a block paved driveway providing off street parking for a number of cars and a single garage which has an up and over door, a door to the side, a window and a power and light connected.

Steps lead up to a South facing lanwed garden and a paved seating area.

The low maintenance rear garden features a large paved seating terrace which enjoys the sun throughout the day.

Additional Information

The postcode is DL10 4NR and the Council Tax Band is E.

The property is highly energy efficient and has the benefit of air source heating and solar panels with battery storage meaning running costs are significantly reduced. It meets the requirements of the Domestic Renewable Heat Incentive scheme.



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GROUND 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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