



4 The Old Smithy Green, Newsham Offers in the Region of £385,000

Centrally located in this highly regarded and conveniently positioned village, this detached property sits in generous, mature gardens and provides excellent scope for improvement. To the ground floor there is a living room, a dining room, a kitchen, a utility room, a cloakroom and a garage, with the first floor providing three double bedrooms and a shower room. Externally there is driveway parking, a conservatory and the generous gardens. 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 via a part glazed upvc door, the hallway has a radiator and stairs to the first floor.

Living Room:

A generous dual aspect room having upvc double glazed windows to the front and side overlooking the gardens. There is a TV point, a fireplace housing a multi fuel stove, three radiators, and a study/snug area.



Dining Room:

With ample space for dining and having a radiator and upvc double glazed windows to the side and rear of the property.



Kitchen:

A large kitchen fitted with a generous range of wall and base units with complimenting countertops. Integrated into the units are an electric hob and eye level oven. There is space for a fridge freezer, a radiator, a upvc double glazed window and a door to the garage.



Utility Room:

With plumbing for a washing machine, space for a tumble dryer, a upvc double glazed window and a half glazed door to the garden.

Cloakroom:

With a WC and a wash hand basin.

First Floor Landing:

Having loft access, a storage cupboard and a upvc double glazed window.

Bedroom:

A dual aspect double bedroom having a radiator and upvc double glazed windows to the front and side of the property.

Bedroom:

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

Bedroom:

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



To the front of the property there is a generous , private garden with mature hedging, shrubbery and lawn. There is a greenhouse and a gated path to the side.



Shower Room:

Having a walk in shower with a Mira electric shower, a WC, a bidet and a wash hand basin. There is a radiator and a upvc double glazed window.



To the rear there is a South facing patio garden with a conservatory which enjoys the sun throughout the day creating a lovely space for relaxing.



External

The property sits back from the road in a slightly elevated position behind a driveway providing off street parking. The **Garage** has a pair of timber doors, a door to the side and power and light.

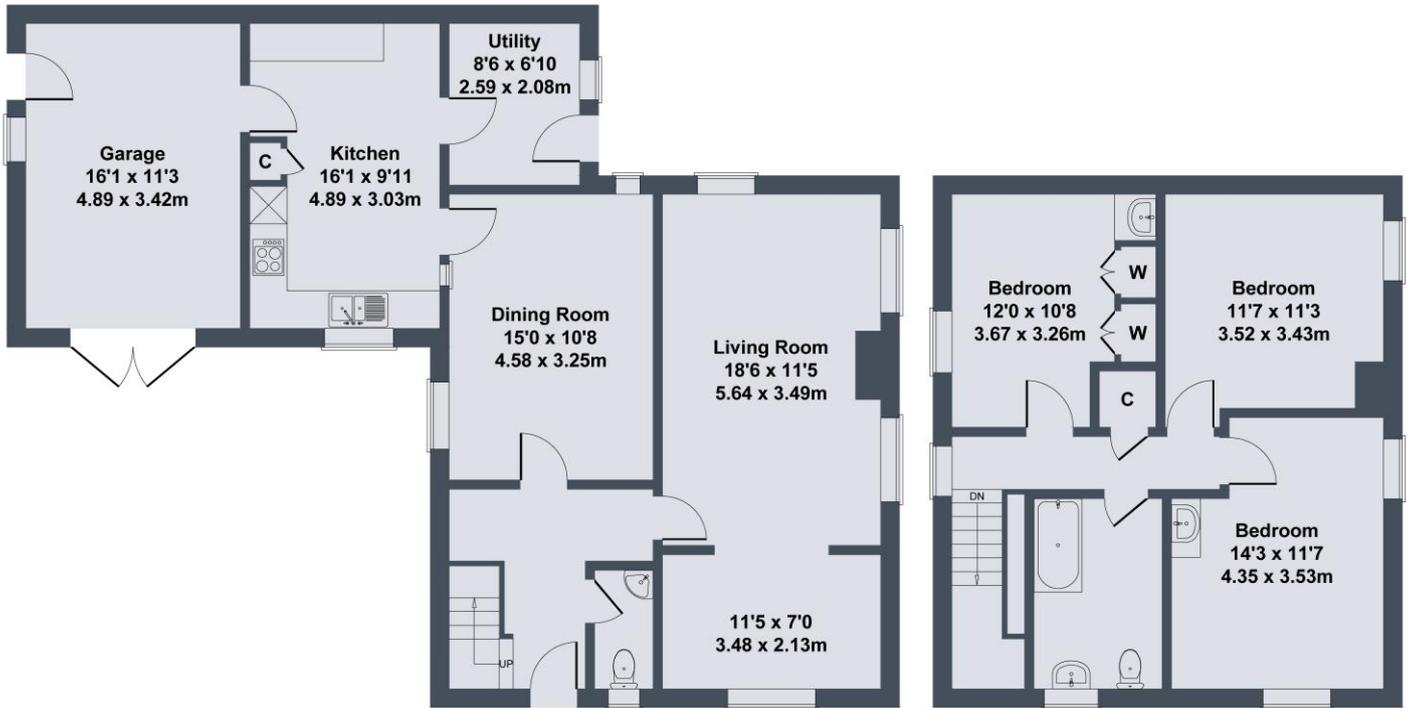


Additional Information

The postcode is DL11 7RD and the Council Tax Band is E. The Worcester oil fired 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. 2025

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.