



24 Olav Road, Richmond

Offers in the Region of £229,950

Forming part of this very popular development, this three bedroomed house has been extended and improved by the current owners resulting in a fantastic home. To the ground floor there is a living room, a large open plan dining kitchen, a garden room and a cloakroom, with the first floor having three bedrooms and a well appointed bathroom. Externally there is a low maintenance South facing garden and a covered seating terrace. An early inspection is strongly advised!

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## **Entrance Lobby:**

The welcoming entrance lobby is a great space for outdoor wear and is accessed through an engineered oak door and features a tiled floor, a built in store, loft access and two upvc double glazed windows. The hallway has a traditionally styled radiator, oak flooring and understairs cupboard.

## **Living Room:**

A lovely family room having oak flooring, a modern styled radiator and a set of upvc sliding doors opening out to the terrace.



## **Dining Kitchen:**

A great space for modern living.



The kitchen is fitted with a range of modern wall and base units with complimenting countertops. Integrated into the units are a Smeg gas hob, a Smeg electric oven and a Bosch dishwasher. There is plumbing for a washing machine, space for a fridge freezer, a radiator and a upvc double glazed window. The dining area provides ample space for family dining and has a traditionally styled radiator and opens into the garden room.



## **Garden Room:**

A great space for relaxing having a South facing aspect. The floor has a tiled finish, and a set of sliding doors opens out to the terrace.



## **Cloakroom:**

With a WC, a wash hand basin and a upvc double glazed window.

### **First Floor Landing:**

With an airing cupboard, loft access via a drop down ladder and a upvc double glazed window.

### **Bedroom 1:**

A double bedroom with fitted wardrobes, a traditionally styled radiator and a upvc double glazed window.



### **Bedroom 2:**

A double bedroom with a set of fitted wardrobes, a traditionally styled radiator and a upvc double glazed window.



### **Bedroom 3:**

With a radiator and a upvc double glazed window.

### **Bathroom:**

The very well appointed bathroom is fitted with a suite that comprise a bath with a rainfall style shower, a WC and a wash hand basin set on a vanity with useful storage under. There is Italian tiling, a heated towel rail and a upvc double glazed window.



### **External**

The property sits back from the road behind a mature hedge giving a high degree of privacy.

The South facing low maintenance rear garden borders mature woodland. It is paved and has planted borders and wildlife pond.



The covered seating terrace features oak beams and two swing seats making the perfect space for relaxing!

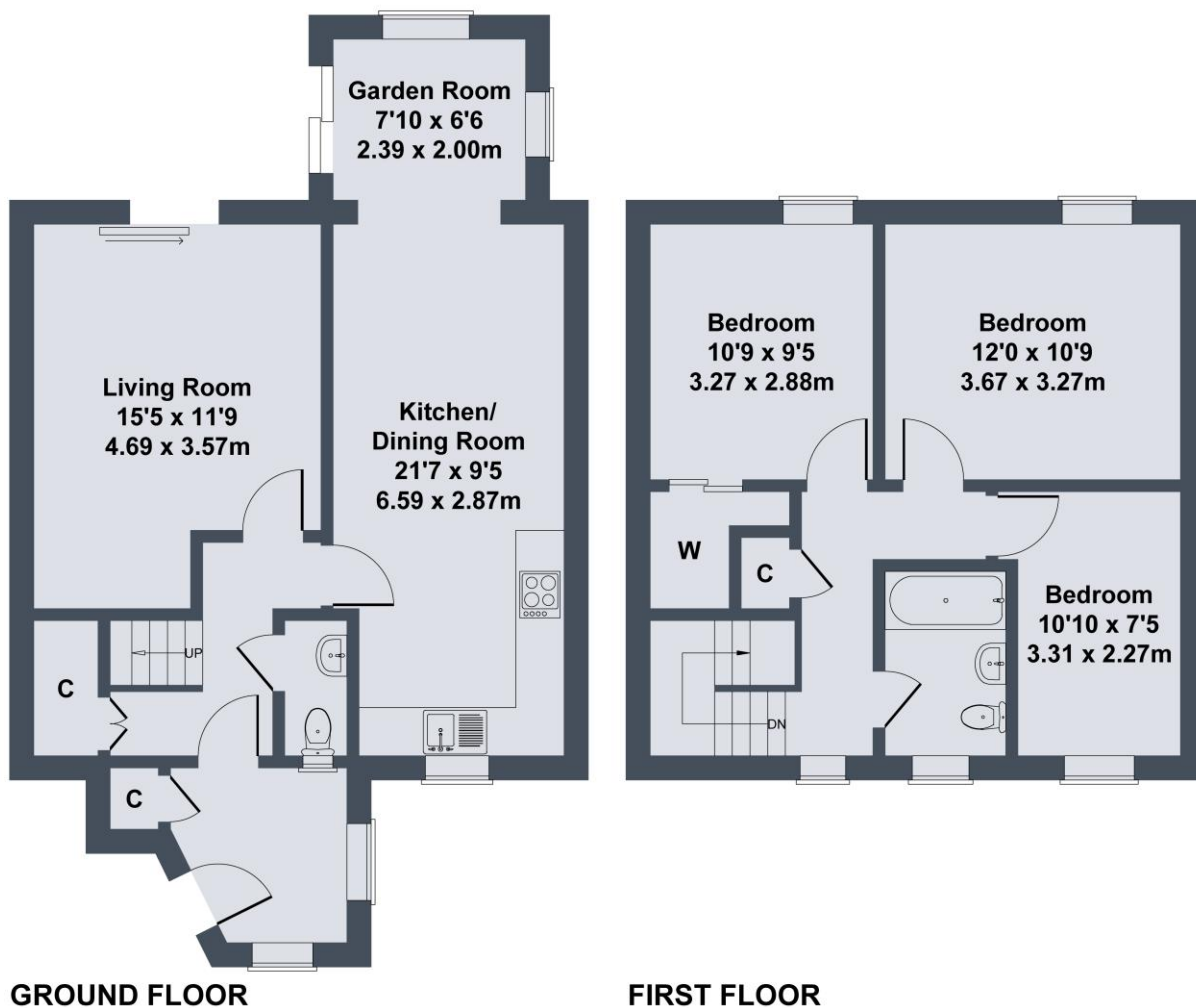


### **Additional Information**

The postcode is DL10 4PU and the Council Tax Band is C. The Worcester gas fired boiler is located in the loft space.



**24 Olav Road, Richmond, DL10 4PU**



**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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