

27 Darlington Road, Richmond



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Guide Price: £590,000

Positioned in this highly regarded area of Richmond, conveniently located for all schools and for the Town Centre, this immaculately presented detached house has been fully refurbished by the current owners resulting in a most impressive family home. To the ground floor there is a living room with a log burning stove, a dining room, a fantastic open plan living kitchen, a cloakroom, utility room, pantry and larder cupboard. The first floor features four bedrooms, a cloakroom and a well appointed bathroom. Externally there is ample parking, a garage and generous private gardens. An early inspection is strongly recommended to appreciate the property on offer.



Entrance Lobby:

Accessed through a timber door the lobby has original floor tiling and inset coir entrance matting.

Hallway:

With a useful understairs storage cupboard, fitted shelving and a feature staircase to the first floor.

Living Room:

5.39m x 3.79m

A lovely bright room set around the fireplace that houses a log burning stove. There are upvc double glazed windows to the front and side of the property, a TV point and a radiator.

Dining Room:

3.95m x 3.60m

With ample space for formal dining there is a upvc double glazed window to the front with a South facing aspect, a radiator, and a fireplace with marble surround.



Living Kitchen:

7.43m x 3.00m

A great open space, perfect for modern family living.

The kitchen is fitted with a range of quality wall and base units with soft close fittings and quartz countertops. Integrated into the units are a range cooker, a fridge and a freezer. The central island again has a quartz countertop and features a sink, and a dishwasher.

The relaxed seating area has an open aspect overlooking the rear garden via a pair of upvc double glazed patio doors. The room is flooded with light through two roof windows and there is a radiator and a upvc double glazed window to the side of the property.

Rear Lobby:

With a door to the side of the property, two useful pantry cupboards and a utility cupboard with plumbing for a washing machine.

Cloakroom:

Fitted with a WC and a wash hand basin.

First Floor Landing:

Accessed via the feature staircase and having a tall leaded window to the side of the property. There is loft access and a large storage cupboard.

Bedroom 1:

3.97m x 3.62m

A double bedroom with upvc double glazed windows to the front and side of the property, a radiator and a range of fitted wardrobes.

Bedroom 2:

3.80mx 3.64m

A double bedroom with a range of fitted wardrobes, a radiator and upvc double glazed windows to the front and side of the property.

Bedroom 3:

3.69m x 3.34m

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

Bedroom 4:

3.62m x 1.34m

With a upvc double glazed window to the front of the property.

Bathroom:

2.60m x 2.49m

The well appointed bathroom features a bath, a shower enclosure with a dual headed shower and a wash hand basin set on a vanity unit. There is a heated towel rail and a upvc double glazed window.

**Cloakroom:**

Fitted with a WC and a wash hand basin.





External

The property sits behind a mature hedge affording a high degree of privacy. The front garden is lawned with mature borders.

The driveway and parking area provides off street parking for a number of cars. A pair of timber gates give access to additional parking, the garage and the rear garden.

The **Garage** (4.53m x 2.73m) has an up and over door, a window and has power and light connected.

The large rear garden enjoys the afternoon and evening sun and features a generous paved seating area, a lawn and a vegetable garden with raised beds and a greenhouse.

There is a workshop which has a workbench and a window to the garden.

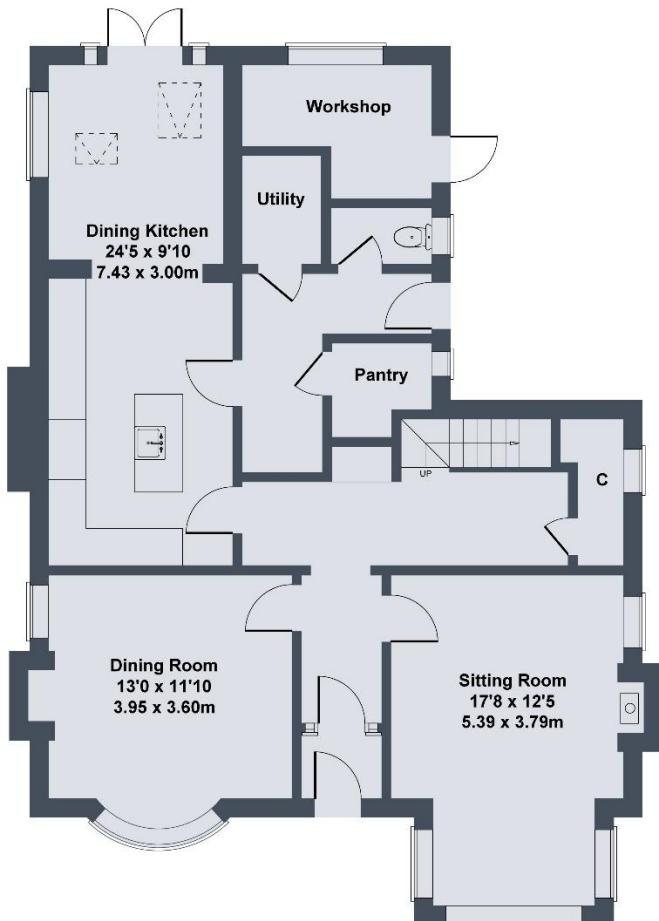
Additional Information

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

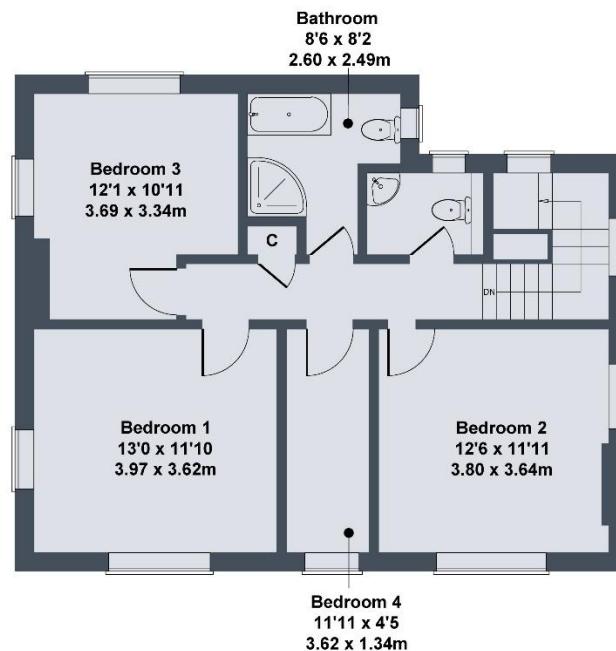
The Worcester gas fired boiler is located in the kitchen.

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Approximate Gross Internal Area
1779 sq ft - 165 sq m



GROUND FLOOR



FIRST 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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