



## 21 Ducket Close, Richmond

Offers in The Region of £235,000

In a quiet cul de sac, on this very popular development, this nicely presented three bed roomed semi detached property borders mature woodland and open countryside and makes a lovely family home. To the ground floor is a living room and an open plan dining kitchen, whilst to the first floor are three bedrooms, providing open views and the family bathroom. Externally is a driveway, a garage and a lovely tranquil garden fringing mature woodland.

Entrance Hall – Living Room – Dining Kitchen – Three Bedrooms – Bathroom – Gardens – Garage – Driveway Parking.

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

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## Entrance Hall:

Accessed via a upvc door, the hallway has a radiator and stairs to the first floor.

## Living Room:

4.36m x 3.53m

Having a upvc double glazed window to the front of the property, enjoying the south facing aspect, a TV point, a radiator and a pair of doors that open into the dining kitchen.



## Dining Kitchen:

4.49m x 3.10m

A great open space ideal for family dining. The **Kitchen** is fitted with a range of cream units with complimenting worksurfaces. Integrated into the units are an electric hob and oven with an extractor over, a fridge and a freezer. There is plumbing for a washing machine, space for a tumble drier and a upvc double glazed window overlooking the rear garden and mature woodland.



The **Dining Area** provides ample space for dining and has a radiator, a large understairs cupboard and a pair of upvc double glazed doors that open onto the garden.



## First Floor Landing

With loft access and an airing cupboard.

## Bedroom 1:

4.50m x 2.66m

A double bedroom having a built in wardrobe, a radiator and a upvc double glazed window to the front with distant views over Richmond.



### **Bathroom:**

1.98m x 1.86m

Fitted with a white suite which comprises a panelled bath with an electric shower over, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.



### **Bedroom 2:**

2.71m x 2.24m

With a radiator and a upvc double glazed window overlooking the rear garden and mature woodland.



### **Bedroom 3:**

2.20m x 2.30m

Having a radiator and a upvc double glazed window to the rear overlooking the rear garden.

### **External**

The property sits in a quiet cul de sac and is set back from the road behind a lawned garden. To the side is a driveway providing parking for two cars. A gate gives access to the rear of the property and the garage. The Garage has a pair of timber double doors. The rear garden borders mature woodland and open countryside. It is mainly lawned and has a decked seating area.



### **Additional Information**

The postcode is DL10 5QD and the Council Tax Band is C. The Ideal gas fired heating boiler is located in the kitchen.





## Floorplan

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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.