



## 3 Wathcote Close, Richmond

Offers in the Region of £325,000

Sitting in a quiet cul de sac on this highly regarded development, this most impressive, detached bungalow provides a versatile and spacious layout that will appeal to a range of buyers. To the ground floor there is a living room, a dining kitchen with seating area, a conservatory, a double bedroom and a shower room, with the first floor having a master suite with a double bedroom and an ensuite shower room. Externally there is driveway parking, a garage and gardens to front and rear.

Being offered to the market CHAIN FREE, an early inspection is strongly recommended.

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

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### **Entrance Hallway:**

The welcoming hallway is accessed through a part glazed upvc door and has two radiators.

### **Living Room:**

With a radiator, a TV point and a bay window to the front of the property. The central focus of the room is the fireplace which has a marble surround and an electric fire.



### **Dining Kitchen:**

A large open space which provides space for a table or for a relaxed seating area.



The **Kitchen** is fitted with a generous range of wall and base units with complimenting countertops and soft close fittings. Integrated into the units are an electric hob and an eye level oven.

There is plumbing for a dishwasher, space for a fridge freezer, a window and a 'utility cupboard' that has plumbing for a washing machine and space for a tumble drier.



The **Dining Area** is currently used as a seating area but would also be perfect for a table. It has a radiator and a window to the garden.

### **Conservatory:**

A lovely space for relaxing and enjoying the garden and having a door to the garden.



### **Bedroom:**

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



### **Shower Room:**

Fitted with a large shower enclosure, a WC, a bidet and a wash hand basin. There is a heated towel rail, underfloor heating and a window to the side of the property.



### **First Floor Landing:**

With a window overlooking the garden.

### **Master Suite:**

Having a generous double bedroom with a radiator, fitted wardrobes and two Velux roof windows.



The **Ensuite** has a large shower enclosure, a WC and a wash hand basin. There is useful eaves and loft storage.



### **External**

The property sits back from the road in a slightly elevated position giving a good level of privacy.

There is driveway parking and a garage which has an electric door and a door to the garden. A gate leads to the rear garden.

The rear garden is mainly lawned and has a large paved seating area, a timber shed and a greenhouse.

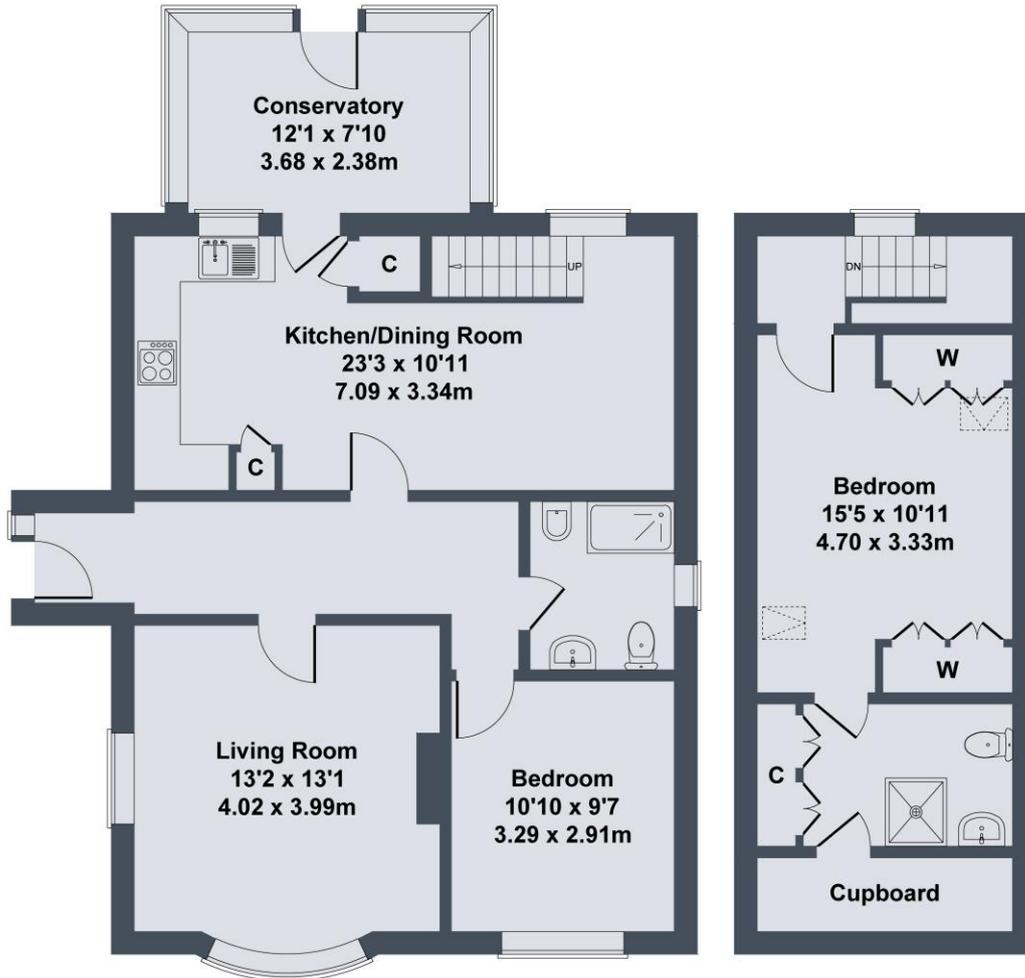


### **Additional Information**

The postcode is DL10 7DX and the Council Tax Band is C. The Baxi gas central heating boiler is located on the first floor landing.



**3 Wathcote Close, Richmond, DL10 7DX**



**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.

Produced by Potterplans Ltd. 2024

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.