



## ‘Windrush’ 40 Ravensworth

Offers in the Region of £350,000

Centrally positioned, overlooking The Green in this highly regarded and conveniently positioned village, ‘Windrush’ is a generously proportioned and nicely presented three bedroomed semi detached house which will appeal to a variety of buyers. To the ground floor there is a living room, a dining kitchen and a cloakroom, with the first floor having three bedrooms, a shower room and a cloakroom. Externally there are well kept, mature gardens and driveway parking. An early inspection is strongly recommended!

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

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## **Entrance Hallway:**

Accessed through a timber door and having useful under stairs storage.

## **Living Room:**

With a lovely aspect overlooking The Green and open countryside beyond. There is a upvc double glazed window, a TV point and a radiator.



There is plumbing for a washing machine and dishwasher, two upvc double glazed windows overlooking the garden and a door to the side of the property.

## **Dining Kitchen:**

With ample space for family dining, this kitchen is fitted with a generous range of quality wall and base units with complimenting countertops and soft close fittings.



The large **Utility Cupboard/Pantry** has plumbing for a washing machine, space for a fridge freezer and shelving.

## **Cloakroom:**

Fitted with a WC and a wash hand basin.

## **First Floor Landing:**

With a radiator, loft access and an airing cupboard.



Integrated into the units are an eye level oven, an electric hob and an extractor.

## **Bedroom 1:**

A double bedroom with a radiator and a upvc double glazed window overlooking the The Green.





**Bedroom 2:**

A double bedroom which has fitted wardrobes, a radiator and a upvc double glazed window to the rear with open views.



**Bedroom 3:**

With a radiator and a upvc double glazed window overlooking the Green.



**Shower Room:**

Fitted with a large shower enclosure with a dual headed shower and a wash hand basin set in 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**

Windrush sits in an elevated position overlooking The Green behind a stone wall and a lawned garden. To the side is a gated driveway providing off street parking. The well stocked rear garden has been lovingly developed and features a lawn, mature borders and a vegetable garden. There is a paved seating area, two timber sheds and a large garden store.

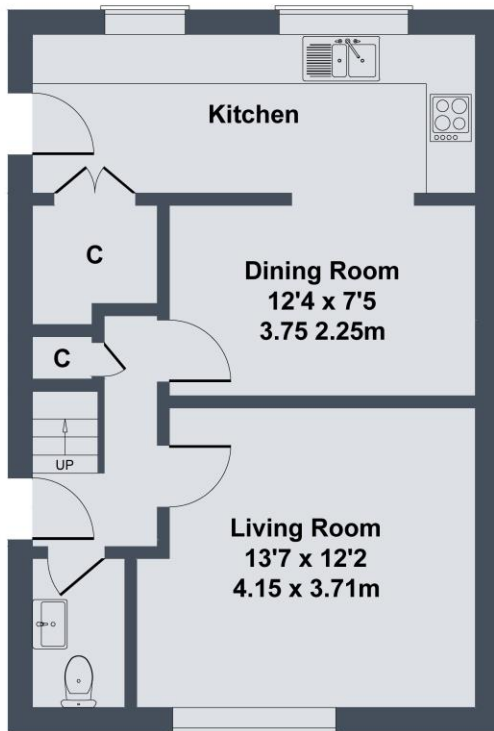


**Additional Information**

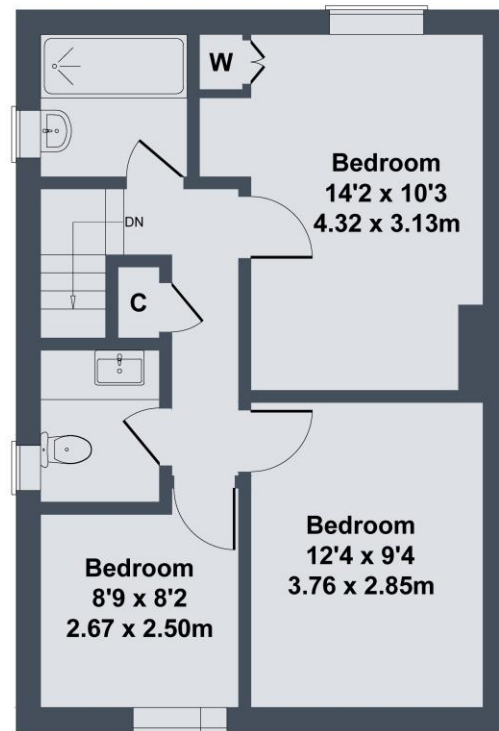
The postcode is DL11 7ES and the Council Tax Band is B. The oil fired central heating boiler is located in the kitchen.



**Windrush, 40 Ravensworth, Ravensworth, DL11 7ES**



**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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