



## 2 Anvil Way, North Cowton

### Offers in the Region of £245,000

Sitting in a quiet cul-de-sac location, in this highly regarded village, this three bedroomed semi-detached house provides well planned living spaces that will appeal to a range of buyers. To the ground floor there is a living room, a large open plan dining kitchen and a utility/study. The first floor features three bedrooms, the master being ensuite, and a family bathroom. Externally there is a pleasant garden and driveway parking. An early inspection is strongly recommended!

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

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### **Entrance Lobby:**

Accessed through a part-glazed door and providing space for hanging coats.

### **Living Room:**

5.14m x 3.69m

With a night storage heater, a TV point and a UPVC double-glazed window to the front of the property. The central feature of the room is the fireplace which has a timber surround.



### **Dining Kitchen:**

5.79m x 3.33m

A large space perfect for modern family living. The dining area provides ample space for a table and has a night storage heater, storage units and a pair of UPVC double-glazed doors opening out to the garden.



The kitchen is fitted with a generous range of quality wall and base units with complimenting countertops. Integrated into the units are an electric hob with a modern styled extractor over, an eye level double oven, a dishwasher and a fridge freezer. The UPVC double-glazed window overlooks the rear garden.



### **Utility/Study:**

3.32m x 2.40m

Converted from the garage and a great addition which provides space for a useful utility and for home working. There is a range of fitted units, plumbing for a washing machine and space for a workstation.



### **First Floor Landing:**

With an airing cupboard and loft access.

### **Bedroom 1:**

3.81m x 3.10m

A double bedroom with a night storage heater and a UPVC double-glazed window to the front of the property. The **Ensuite** has a WC, a wash hand basin and a large shower enclosure.



### **Bedroom 2:**

3.73m x 2.30m

A double bedroom with a night storage heater and a UPVC double-glazed window to the rear.



### **Bedroom 3:**

2.60m x 2.38m

With a night storage heater and a UPVC double-glazed window.



### **Bathroom:**

2.33m x 2.02m

Fitted with a modern white suite that comprises a bath, a WC and a wash-hand basin. There is an electric heater and a UPVC double-glazed window.



### **External**

The property sits in this quiet cul-de-sac behind a driveway that provides off-street parking for two cars. The garage has been partially converted, but there is a useful storage area accessed through the up and over door.

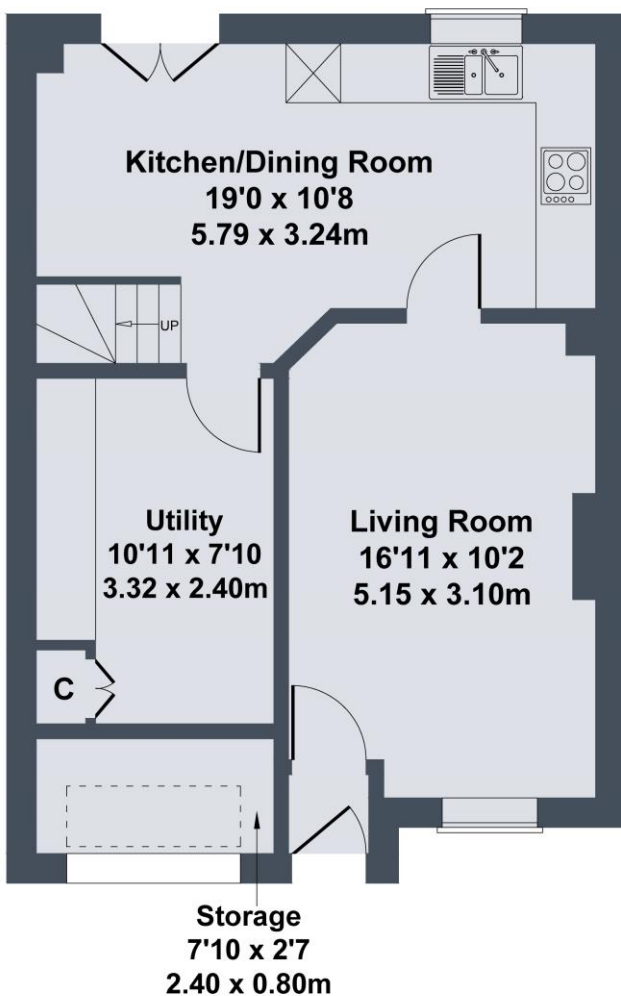
The rear garden is mainly lawned with well stocked and mature borders.



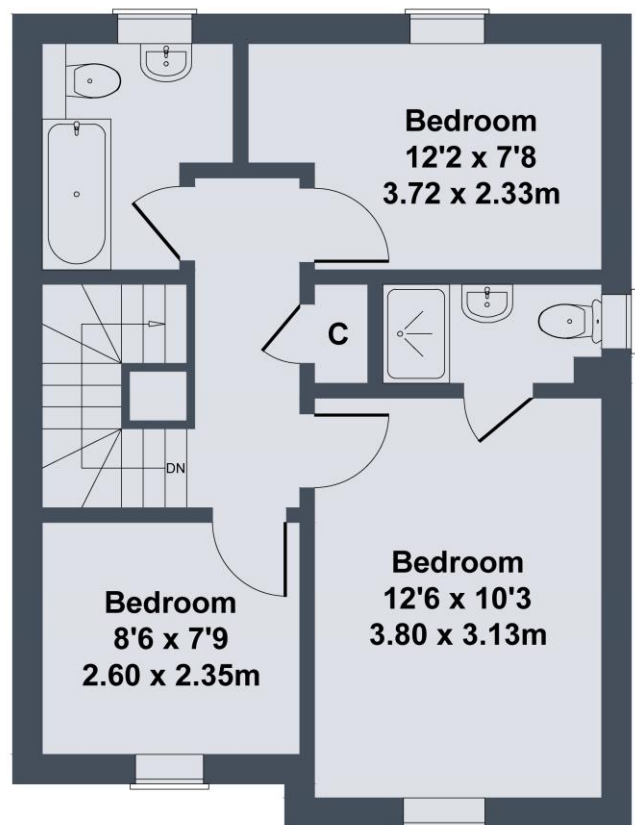
### **Additional Information**

The postcode is DL7 0EJ and the Council Tax Band is D.

**2 Anvil Way North Cowton DL7 0EJ**



**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.