

1 Charles Court, Richmond



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Guide Price: £545,000

Sitting in a quiet cul de sac on this highly regarded development, and with the benefit of a South facing walled garden, this most impressive property has been imaginatively improved and extended by the current owners resulting in a fantastic family home which is beautifully presented throughout. The spacious and well planned layout features a living room, a garden room, a snug, a stunning open plan dining kitchen, a utility room and a cloakroom to the ground floor, with the first floor having four bedrooms, two of which are ensuite, and the family bathroom. Externally there is driveway parking, a garage and the garden which enjoys the sun throughout the day. An early inspection is strongly advised to appreciate the quality of the property on offer.



Entrance Porch:

The large entrance lobby gives an indication of the quality to come with cedar cladding, a modern styled composite door and provides excellent storage space for outdoor wear. It has underfloor heating a lantern rooflight and a window to the snug.

Entrance Hall:

The welcoming hallway has a radiator, a feature staircase, engineered oak flooring and a fitted

workstation with storage under the stairs ideal for those working from home.

Living Room:

A large living room featuring engineered oak flooring, two radiators, a TV point, a fireplace with an electric stove, a upvc double glazed bay window to the front and a set of bi fold doors opening into the garden room.

Garden Room:

A great space for relaxing and enjoying the garden throughout the year. The generous space has a vaulted ceiling with two roof windows, a radiator and a pair of doors opening out to the garden.

Dining Kitchen:

Perfect for modern family living, the open plan dining kitchen runs round to the snug.

The dining area provides ample space for family dining and has a contemporary styled radiator and a set of bi fold doors that open out to the garden making the most of the South facing aspect.

The kitchen is fitted with a range of quality wall and base units that are complimented with soft close fittings and quartz countertops that also create a breakfast bar for informal dining. Integrated into the units are a gas hob with extractor over, a Bosch eye level double oven, a Neff dishwasher and a fridge. The floor is finished with engineered oak and the window overlooks the garden.

The Snug creates an informal space for relaxing and has a TV point and a upvc double glazed window.

Rear Lobby:

With a radiator, a roof window and a half glazed door to the side of the property.

Cloakroom:

Fitted with a WC and a wash hand basin.



Utility Room:

Having a range of units, a sink, plumbing for a washing machine, space for a tumble drier and a radiator.

First Floor Landing:

With loft access via retractable ladder, the loft space is boarded and has light.

Bedroom 1:

A great master suite comprising a double bedroom and a well appointed ensuite. The bedroom has a range of built in wardrobes, a TV point, a radiator and a feature tilt and turn full height feature window.

Bedroom 2:

A double bedroom with a radiator and built in wardrobes. The ensuite is fitted with a shower, a WC and a wash hand basin.

Bedroom 3:

A double bedroom with a radiator and a window overlooking the rear garden.

Bedroom 4:

With a radiator, built in storage cupboards and a window overlooking the garden.





Bathroom:

Fitted with a modern white suite that comprises a bath, a WC and a wash hand basin. There is a heated towel rail and a window.

External

The property sits in a corner position and benefits from a driveway providing off street parking for a number of cars.

The Garage has an up and over door and has power and light connected. There is also a large store accessed via the second up and over door.

Gated pathways to both sides lead to the rear garden.

The South facing garden enjoys the sun throughout the day and makes an excellent family space with a large porcelain paved patio, a lawn with raised planters and mature trees.

Additional Information

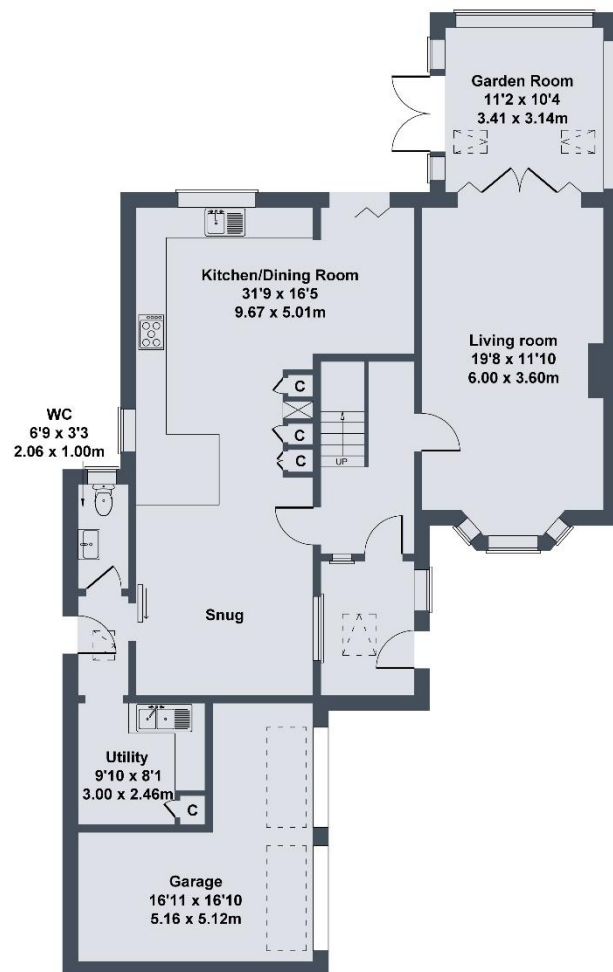
The postcode is DL10 7BL and the Council Tax Band is F.

The property has the benefit of gas central heating.

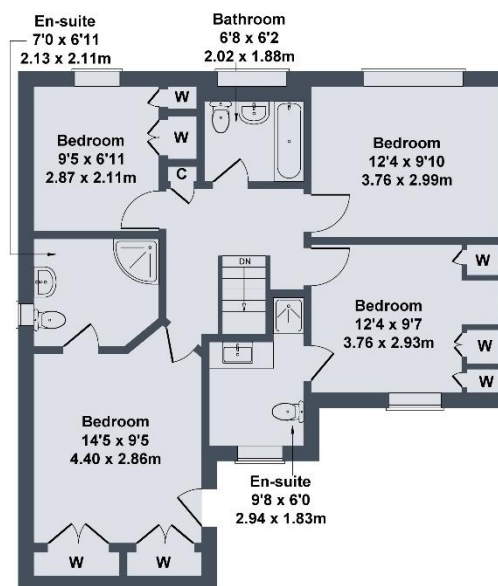
The storage/display units in the entrance lobby and living room are available to purchase under separate negotiation.

Ideally located, within close proximity to the A1 and with Darlington and Northallerton Train Stations within a short drive. Richmond also benefits from Good & Outstanding Primary and Secondary Schools.





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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