



## 11 Park Wynd, Richmond

### Offers in the Region of £380,000

Sitting in well stocked and mature gardens, conveniently positioned for access into the Market Place, this most impressive detached bungalow provides a quiet oasis amid mature woodland and is handy for The Waterfalls and Riverside walks. The well planned layout features a living/dining room, a breakfast kitchen, three bedrooms and a well appointed shower room. Externally the property is surrounded by well tended gardens which features a number of seating areas, a summerhouse, and a garage. An early inspection is strongly advised!

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

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## **Entrance Hall:**

Accessed through a timber, part glazed door, the hallway has inset coir entrance matting, a radiator, loft access and a cloaks cupboard.

## **Living/Dining Room:**

A dual aspect room which has double glazed windows to the front and side of the property. The room provides ample space for a relaxed seating area and for formal dining.



There are two radiators, a TV point and a feature fireplace which houses a multifuel stove with a stone hearth.



## **Breakfast Kitchen:**

Fitted with a generous range for wall and base units with complimenting countertops which also

creates a breakfast bar for informal dining.

Integrated into the units are an eye level oven and combination oven, a gas hob and an extractor.

There is space for a fridge freezer, plumbing for a washing machine, a radiator and a double glazed window. A pair of doors open out to the garden.



## **Bedroom 1:**

A dual aspect double bedroom with a radiator and double glazed windows to the side and rear overlooking the garden.



## **Bedroom 2:**

A dual aspect double bedroom with double glazed windows to the front and side of the property.

There is a radiator and access to the loft which is boarded providing storage.



### **Bedroom 3:**

Currently used as a home office, but also useful as a single bedroom. It has a radiator and a double glazed window.

### **Shower Room:**

The very well appointed shower room is fitted with a large walk in shower enclosure with a dual headed shower, a WC and a wash hand basin set into a vanity unit which provides excellent storage.



There is a contemporary styled heated towel rail, an illuminated mirror, underfloor heating and a double glazed window.



### **External**

The bungalow sits in an elevated position amid mature planting providing a great deal of privacy. To the front there is a garage which has power and light connected. A set of steps lead up to the front terrace which provides a seating area with well stocked planting.



A further set of steps lead up to the bungalow. A gated path leads to the rear of the property. The mature rear garden is terraced and provides a number of seating areas, a summerhouse and a wildlife pond.

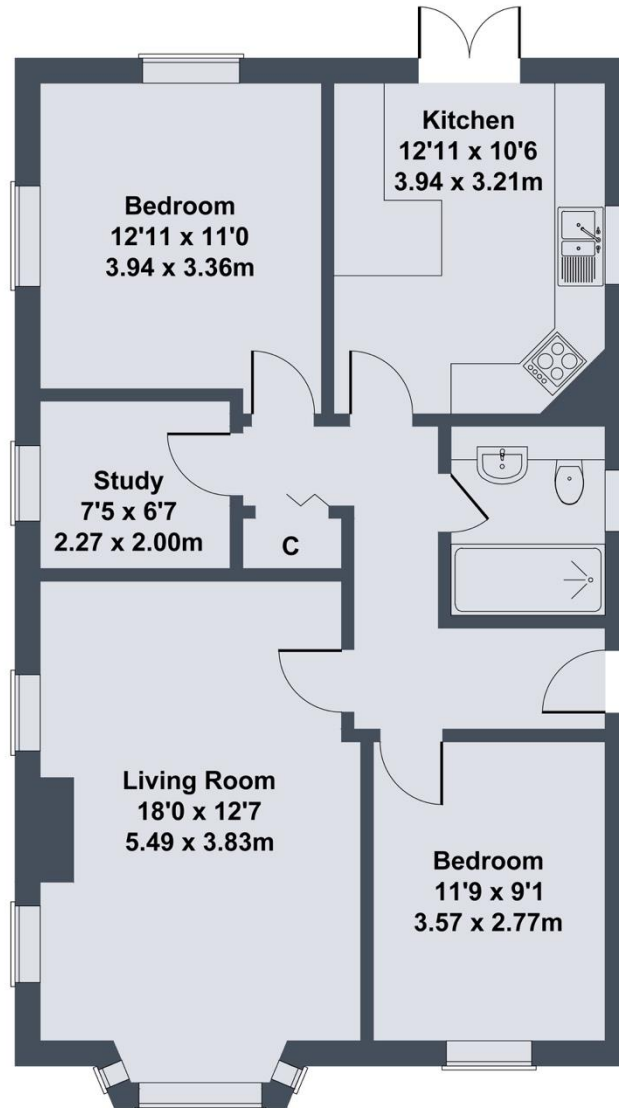


### **Additional Information**

The postcode is DL10 4JT and the Council Tax Band is D.



**Park Wynd, DL10 4JT**



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.