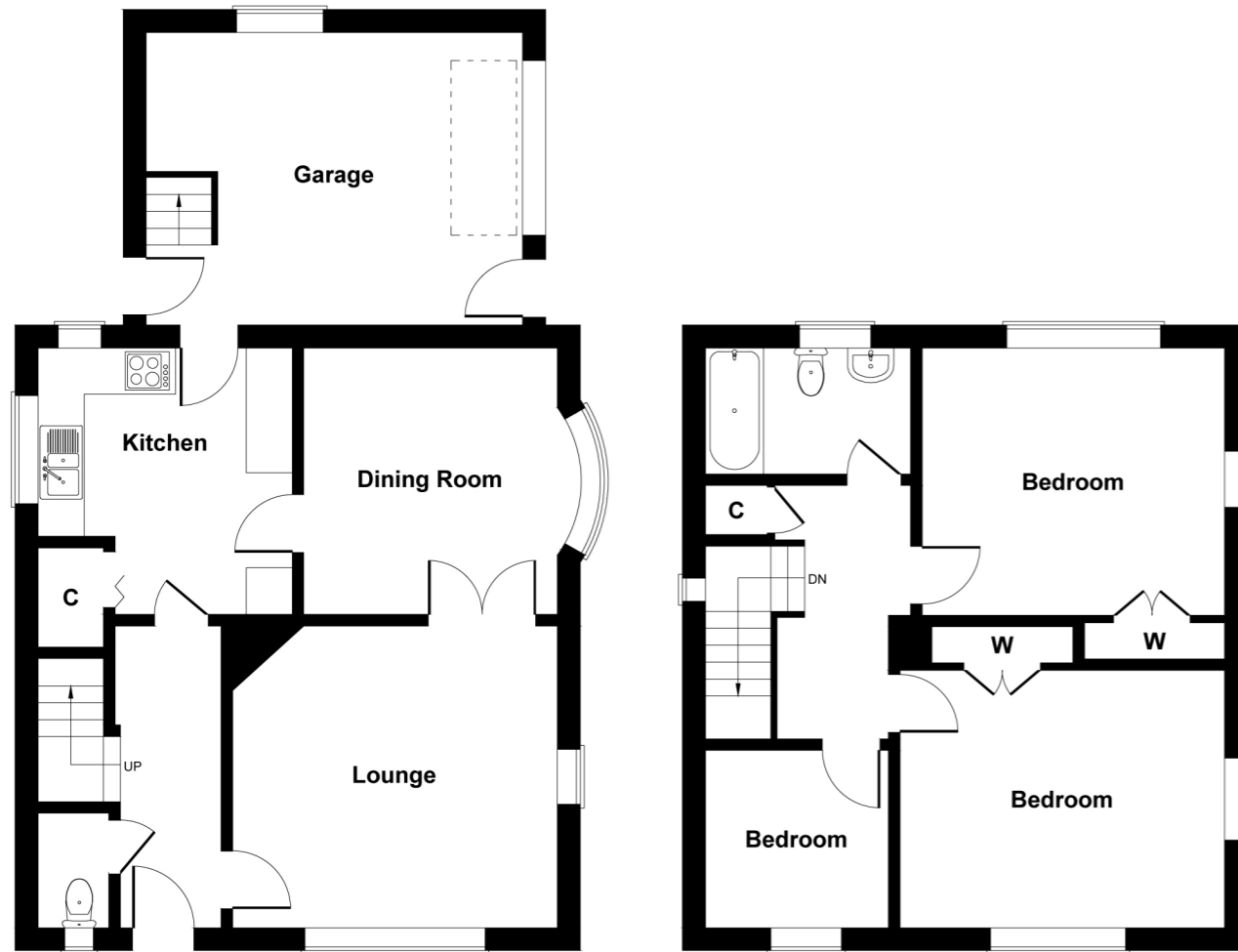


**2 Whitefields Drive**



**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. 2023**

**2 WHITEFIELDS DRIVE  
RICHMOND**



Conveniently located in this popular residential area close to good local amenities, a good-size three bedroom, detached property with two reception rooms requiring general updating, with large garage, set in well-stocked gardens, sensibly and certainly warranting viewing.

**LIVING ROOM – DINING ROOM – KITCHEN – WC/CLOAKS – 3 BEDROOMS -SHOWER ROOM/WC – GARAGE - GARDENS**

**GAS CENTRAL HEATING**

**DOUBLE GLAZING**

**NO ONWARD CHAIN**

**FREEHOLD**

**OFFERS OVER £280,000**

# 2 Whitefields Drive, Richmond, DL10 7DB

The accommodation comprises.....

**HALL:**

With glazed panelled entrance door, staircase to the first floor and window to the side.

**LIVING ROOM:**

(13'10" x 13'4") Enjoying good natural light with windows to the front and side, enclosed coal-effect gas fire and glazed double doors to....



**DINING ROOM:**

(11'5" x 10'10") Providing a separate formal dining room with bow window to the side.



**KITCHEN:**

(10'10" max. x 11'5") Fitted with range of medium oak units with worksurfaces, sink unit, fully tiled surrounds, ample power points and window to the rear.



**WC/CLOAKS:**

Having WC.

**LANDING:**

An open landing area with window to the side and airing cupboard.

**BEDROOM 1:**

(11'5" x 12'11") Overlooking the rear gardens and with built-in wardrobe.



**BEDROOM 2:**

(14'4" x 10'11") To the front of the property again with built-in wardrobe.

**BEDROOM 3:**

(7'6" x 7'11") A good-size single bedroom again to the front.

**SHOWER ROOM/WC:**

(8'11" x 5'4") Fully tiled and having large walk-in shower area, wash-hand basin and WC.



**GARAGE:**

A large attached single garage to the side with light, power and personal door to the drive.

**GARDENS:**

Lawned gardens to the front and side of the property with well-stocked borders and driveway.

Further gravelled garden area to the side opening to....



Raised lawned gardens stretching to the rear of the property with paved terrace, well-stocked shrubbery borders and neat stone walling surrounds.



**COUNCIL TAX BAND: D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			