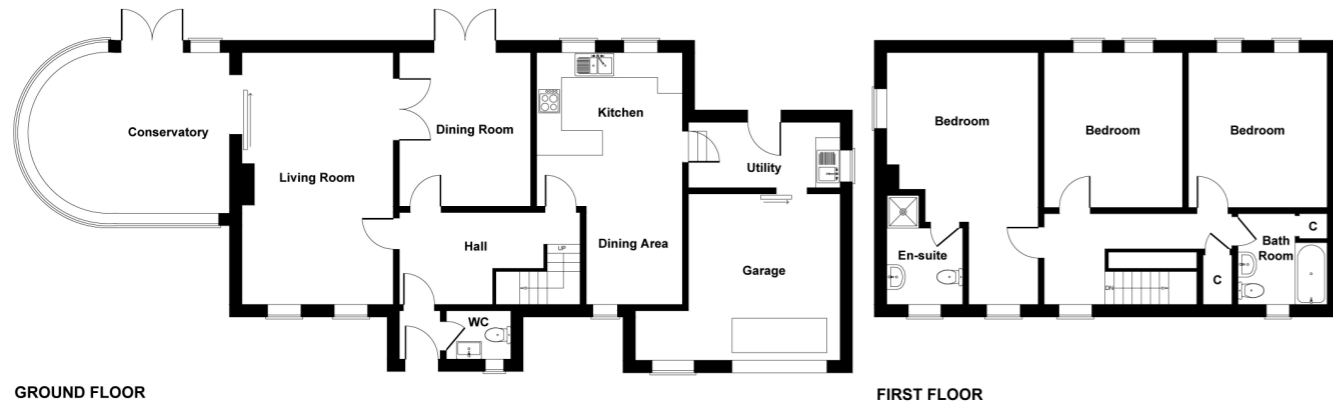


2 Mill Court, Ravensworth



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Set in private well-stocked borders close to the Green within this attractive and conveniently placed village, a detached family home offering extensive three-bedroom accommodation with two-reception rooms, conservatory and garaging, certainly warranting viewing.

HALL – WC/CLOAKS – LIVING ROOM – DINING ROOM – KITCHEN/BREAKFAST ROOM – UTILITY – CONSERVATORY – 3 BEDROOMS – BATHROOM/WC – EN-SUITE SHOWER ROOM/WC – GARAGE - GARDENS

LPG CENTRAL HEATING

DOUBLE GLAZING

Offers Over £400,000

Although every care is exercised to ensure that the particulars supplied are accurate, no responsibility whatever is accepted for any errors, inaccuracies or omissions or for any time, trouble or abortive expense incurred by applicants as a result thereof and they do not constitute a collateral warranty or form any part of the contract.

L019 Ravensworth 01670 713330

Hawkshead, 2 Mill Court, Ravensworth, Nr. Richmond, DL11 7UT

The accommodation comprises.....

ENTRANCE HALL:

With panelled entrance door and glazed door to the hall.

HALL:

An open reception hall with staircase to the first floor.

WC/CLOAKS:

Having WC, wash-hand basin in vanity unit and central heating boiler.

LIVING ROOM:

(19'9" x 12'1") A good-size living room with windows to the front, attractive carved surround fireplace with tiled inset open-grate fire, part tiled flooring and glazed double doors to....



DINING ROOM:

(10'5" x 12'3") Providing a separate formal dining room with french doors opening to the rear garden.



CONSERVATORY:

(13'6" x 16') A substantial double-glazed conservatory with natural stonework and opening to the rear gardens.



KITCHEN/BREAKFAST ROOM:

(11' x 20'1" max.) Fitted with range of natural pine units with worksurfaces, sink unit, attractive tiled surrounds, built-in oven, hob, extractor, dishwasher and **breakfast area**.



UTILITY:

(12'2" x 5'2") A useful utility room with sink unit, plumbing points, power points, shelving, **cloaks area** and personal doors to the garage and rear garden.

LANDING:

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

BATHROOM/WC:

(7'5" x 7'1") Fully tiled and having panelled bath with shower above, wash-hand basin, WC, heated towel rail and recessed shelving.



BEDROOM 1:

(10'6" av. x 19'11" max.) Overlooking the gardens to the side with built-in wardrobes and....



EN-SUITE SHOWER ROOM/WC:

(6' x 5'10") Having wash-hand basin in vanity unit, WC, shower cubicle and tiled surrounds.

BEDROOM 2:

(12'2" x 11') Overlooking the rear gardens and with built-in wardrobes.

BEDROOM 3:

(10'5" x 12'3") Again a good-size bedroom to the rear of the property.

GARAGE:

(16'4" x 12'1") With lights, power points, loft storage and recessed **utility area**.

GARDENS:

Neat block-paved driveway to the front with well-stocked central shrubbery, external lamps and personal gates to the sides.



Private lawned gardens stretch to the side of the property with well-stocked borders, mature shrubs and conifers, gravelled terraces and **summerhouse**.

Stone-flagged and gravelled terraces to the rear with **garden sheds**, water point and **hot tub**.



Council Tax Band: E

Tenure: Freehold