

34A MAISON DIEU RICHMOND



Commanding panoramic views over Richmond and the Falls, an exceptional four storey detached residence of unique architectural design finished to the highest standards with high quality fittings throughout offering extensive four-bedroom en-suite accommodation with five reception rooms, additional lower ground floor living room/bedroom suite, terrace gardens with decking, outdoor leisure room and parking area.

GROUND FLOOR – HALL – WC – OFFICE – LIVING ROOM – SNUG

LOWER GROUND FLOOR – SITTING ROOM – DINING ROOM – KITCHEN – UTILITY – WC

FIRST FLOOR – 4 BEDROOMS – 3 EN-SUITE BATHROOM/SHOWER ROOMS

LOWER GROUND FLOOR SUITE – SITTING ROOM – BEDROOM – EN-SUITE SHOWER/WC

GAS CENTRAL HEATING

DOUBLE GLAZING

Price: £1,360,000

The accommodation extends to.....

HALL:

5.50 x 3.70m (18'11" x 12'2") An open **reception hall** with panelled entrance door, walk-in cupboard and staircase to the upper and lower floors.



SNUG:

4.03 x 3.24m (13'3" x 10'5") With full bi-folding doors to the balcony.

STUDY:

3.57 x 3.32m (11'9" x 10'11") With double entrance doors a private office room with window to the front and walk-in store room.



WC/CLOAKS:

Having WC and wash-hand basin.

LIVING ROOM:

6.11 x 4.22m (20'1" x 13'10") A superb open-plan main living room having large bay window with stunning views.



34a Maison Dieu, Richmond, DL10 7AU

LOWER GROUND FLOOR:

KITCHEN:

4.58 x 3.93m (15' x 12'11'') A superb kitchen fitted with range of high-quality units, Dekton worksurfaces, sink unit, breakfast bar, inset ovens, hob and extractor, with steps down to....



SITTING ROOM:

4.43 x 4.03m (14'6'' x 13'3'') A substantial open-plan living room, again with bi-folding doors to balcony and opening to....



DINING ROOM:

6.11 x 4.22m (20'1'' x 13'10'') Providing an additional formal dining area with bay window, glazed screen and staircase to the lower floor.



WC/CLOAKS:

Having WC and wash-hand basin.

UTILITY:

2.97 x 2.0m (9'9'' x 6'7'') Providing a useful utility room with built-in fittings, plumbing and power points.

LOWER FLOOR SUITE:

SITTING ROOM:

5.01 x 4.22m (16'5'' x 13'10'') A further private living room again with french doors opening to the decking and gardens.



BEDROOM:

4.49 x 4.03m (14'9'' x 13'3'') A further double bedroom with patio doors and....

EN-SUITE SHOWER ROOM/WC:

Having shower cubicle, wash-hand basin, WC and heated towel rail.



FIRST FLOOR:

LANDING:

To the main bedrooms.

BEDROOM 1:

6.12 x 4.21m (20'1" x 13'10") With range of built-in wardrobes, raised central bath with shower attachment and...



EN-SUITE SHOWER ROOM/WC:

Having tiled shower cubicle, wash-hand basin, WC and heated towel rail.

BEDROOM 2:

4.29 x 3.32m (14'1" x 10'11") Again with fine views and....

EN-SUITE SHOWER ROOM/WC:

With shower area, wash-hand basin in vanity unit, WC and heated towel rail.



BEDROOM 3:

3.78 x 3.64m (12'5" x 11'11") Again a double bedroom with windows to the front and....



EN-SUITE BATHROOM/WC:

Having central bath with shower attachment, deep wash-hand basin, WC and shower cubicle.



BEDROOM 4:

2.99 x 2.52m (9'10" x 8'3") A useful single bedroom again to the front of the property.



EXTERNAL:

Flagged front courtyard area.

Driveway to the side opening to **parking area** for three vehicles, with neat railing surrounds and garden storage outbuilding.

Private flagged terrace garden to the rear with timber decking, lawned area and neat dry-stone walling, outdoor leisure room with pergola and timber decking and newly planted terraced bankside grounds.

Finer Information

- **Tenure:** Freehold
- **Services:** The property is connected to mains gas, electricity, water and drainage.
- **Broadband & Mobile:** Superfast fibre broadband currently supplied by ZEN with mobile coverage via 02. Please check the Ofcom website for other suppliers available.
- **Council Tax Band:** G
- **EPC Rating:** C
- **Heating:** Gas-fired central heating
- **Location:** The property is well-located at the gateway to the Yorkshire Dales National Park, accessible for main road communications and A1M motorway to the major centres of the region, Darlington main line railway, Leeds Bradford, Teesside and Newcastle airports.
- Please note: By virtue of Section 21 of the Estate Agents Act 1979 we are required to inform prospective buyers that an employee of Charltons Estate Agents is the vendor of this property.



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