



Richardson Place, Kirk Merrington, DL16 7JQ

£439,950

A rare opportunity to purchase this stunning three storey individual property in the popular village of Kirk Merrington. The property has been finished to the highest standard to include; an attractive fitted kitchen, modern bathroom, fitted wardrobes and en suite to the master bedroom, sun room leading to pleasant gardens and open views to the rear. With the lower ground floor serving as a self contained annexe this outstanding property must be viewed internally.

GROUND FLOOR

Entrance Porch

Has entrance door and storage cupboard.

Hallway

Has spindle staircase to the lower ground floor and first floor and central heating radiator.

Cloakroom

Has white suite comprising; wc and hand wash basin.

Lounge 14'6" x 13'3" (4.42 x 4.04)



Has coved ceiling, dual aspect windows and central heating radiator.

Dining Room 13'6" x 12'6" (4.11 x 3.81)



Has central heating radiator, coved ceiling, illuminated display shelves and french doors leading onto the sun lounge.

Sun Lounge 13'6" x 12'6" (4.11 x 3.81)



Has central heating radiator and French doors leading out onto the rear garden.

Kitchen / Breakfast Room 15'8" x 9'7" (4.78 x 2.92)

Has a range of fitted wall and base units, laminate work surfaces, inset sink unit with mixer tap, built in electric oven with gas hob, stainless steel extractor hood, integrated fridgefreezer and dishwasher, tiled splashbacks, entrance door, central heating radiator and ceiling spotlights.

Utility 6'3" x 5'0" (1.91 x 1.52)

Has laminate work surfaces, plumbing for automatic washing machine and tumble dryer and wall mounted gas boiler.

FIRST FLOOR

Landing

Has loft access, storage cupboard and central heating radiator.

Bedroom 1 13'2" x 13'0" (4.01 x 3.96)



Has high gloss fitted wardrobes, storage cupboards, central heating radiator and en suite.

En Suite



Has white suite comprising; panelled bath with mixer tap, shower cubicle with mains shower, wc and vanity unit with sink unit, spotlights and chrome heated towel radiator.

Bedroom 2 14'4" x 9'8" (4.37 x 2.95)



Has fitted high gloss wardrobes, central heating radiator and separate access to the family bathroom.

Bedroom 3 12'4" x 9'11" (3.76 x 3.02)



Has central heating radiator.

Bedroom 4 9'10" x 8'2" (3.00 x 2.49)



Has central heating radiator.

Family Bathroom



Has white suite comprising; free standing bath with shower tap, shower cubicle with electric shower, hand wash basin with illuminated vanity mirror, wc, spotlights and chrome heated towel radiator.

Exterior



Has block paved area to the front leading to the garage which has power and lighting. To the rear is a pleasant garden which is laid to lawn with mature borders and a patio area and stunning views of the countryside.

LOWER GROUND FLOOR ANNEXE



This annexe is accessible both externally and internally. Currently the internal access is locked as it is set up as an Air B&B with forward bookings available. Only the lounge, en suite and bedrooms are accessible from the external access, the study and storage area are accessible from the internal staircase within the house.

Lounge 29'6 x 13'1 (8.99m x 3.99m)



Has UPVC entrance door, kitchen area with base units and stainless steel sink unit. ceiling spotlights, central heating radiator, and storage cupboard.

Bedroom 1 19'1 x 14'7 (5.82m x 4.45m)



Has wall lights, central heating radiator and en suite.

En Suite



Has white suite comprising; corner shower cubicle with mains shower, hand wash basin, WC and tiled floor.

Bedroom 2 13'4 x 13'3 (4.06m x 4.04m)



Has central heating radiator and ceiling spotlights.

Study 13'4" x 13'3" (4.06 x 4.04)

Has spotlights and central heating radiator.

Storage Area

large area currently used for storage.

Disclaimer

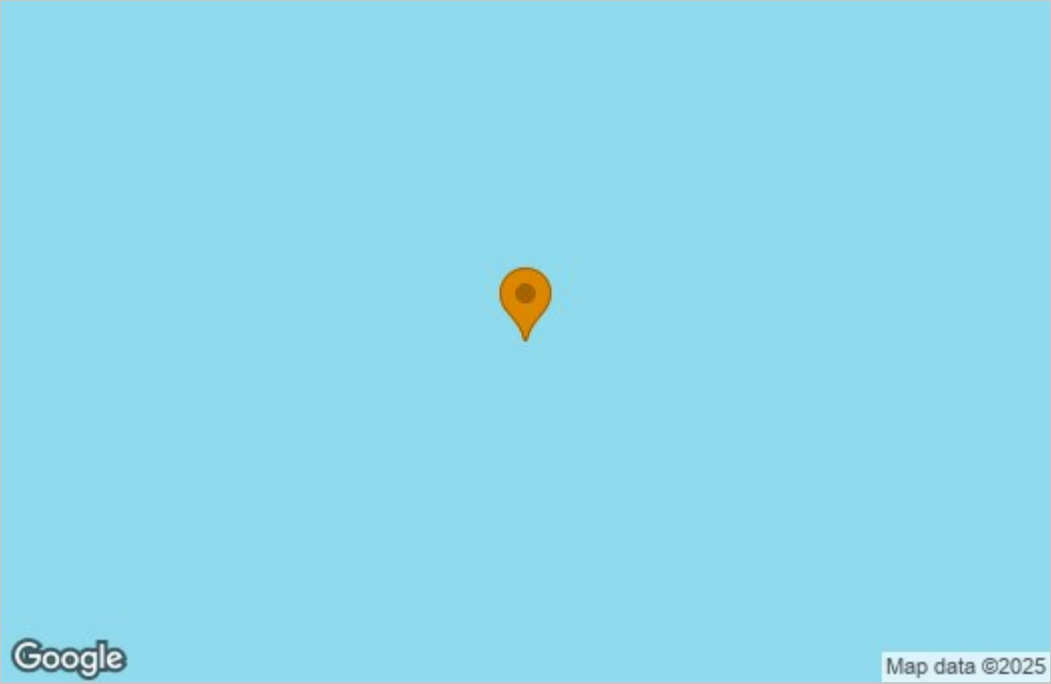
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Floor Plan

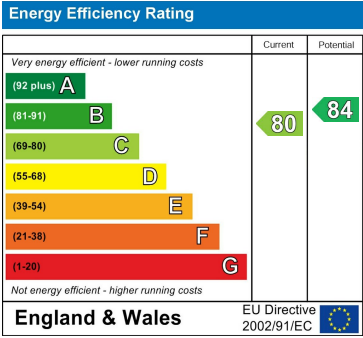


Total area: approx. 299.8 sq. metres
Broadview, Kirk Merrington

Area Map



Energy Efficiency Graph



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