



20 Whitefields Drive, Richmond, DL10 7DQ
Guide price £268,000



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*** NEW PRICE *** An extended 3 BED SEMI-DETACHED FAMILY HOME situated within a popular residential area of Richmond close to local amenities. The master bedroom offers an en-suite and there is also a garden room to the downstairs accommodation. The property benefits from parking, garage and utility room with rear garden laid for easy maintenance. CALL TODAY TO VIEW

ENTRANCE PORCH

UPVC door with glass insert and window leading into the entrance porch. UPVC windows to front and side with blinds, tiled floor, UPVC ceiling system and UPVC door leading into the entrance reception.

ENTRANCE RECEPTION

Stairs to first floor, central heating radiator, built in cupboard with electric meters. Ceiling coving and panelled door to the lounge/diner.

LOUNGE / DINER 3.937 x 6.764 (12'10" x 22'2")

UPVC window to front and two central heating radiators. The main focal point is the wooden fireplace surround with marble style insert and hearth incorporating a coal effect gas fire. TV point, ceiling coving, door to kitchen and French doors with glass inserts leading to garden room.

GARDEN ROOM 2.259 x 2.452 (7'4" x 8'0")

UPVC patio doors leading onto rear garden, central heating radiator and ceiling coving.

KITCHEN 2.085 x 5.793 (6'10" x 19'0")

One and half sink unit fed by mixer tap, fitted with an attractive range of base, drawer and wall units with contrasting work top surfaces. Recess for gas cooker, above extractor hood and tiling to splash areas. Feature tiled floor, larder cupboard and central heating radiator. Door to pantry having light and tiled cold shelf. Door to side leading into the garage.

UTILITY ROOM 2.795 x 1.554 (9'2" x 5'1")

Wall mounted WORCESTER COMBINATION BOILER, work top, plumbing for automatic washer and void for dryer. Please note that this room was designed to utilise as a toilet so has the drainage set up. UPVC door leading to the garden.

FIRST FLOOR LANDING

Loft hatch giving access to the roof void which is partly boarded with a light. Doors to bedrooms and family bathroom/w.c.

BEDROOM 1 4.471 x 2.805 (14'8" x 9'2")

UPVC window to front, central heating radiator, walk in wardrobe with light and shelves. Door to en-suite.

EN-SUITE

Walk in shower with shower boarding, low level w.c, pedestal hand basin, tiling to walls, tiled floor, heated chrome towel rail, extractor fan, down lighting and UPVC window to rear.

BEDROOM 2 4.876 into robes x 3.302 (15'11" into robes x 10'9")

UPVC window to front, central heating radiator, ceiling coving and fitted wardrobes with shelves and rail. Useful above storage cupboards and recessed area with down lighting.

BEDROOM 3 3.393 x 2.790 (11'1" x 9'1")

UPVC window to rear, central heating radiator and ceiling coving. BT Internet socket.

FAMILY BATHROOM / W.C

Panelled bath with glass screen and shower, pedestal hand basin, low level w.c, tiling to splash areas, extractor fan, heated chrome towel rail, ceiling coving and UPVC window to rear.

EXTERNALLY

To the front of the property is a dwarf wall with bevelled tops and a block paved driveway for parking.

There is landscaped patio with Indian stone flags, stone and fence borders, further paved seating area and raised bed with flower and shrubs, outside tap and light.

GARAGE 2.875 x 4.598 (9'5" x 15'1")

With up and over door, power and light. Door to utility room.

NOTES

COUNCIL TAX BAND C



GUIDE PRICE £268,000

Energy Efficiency Rating

| | Current | Potential |
|--|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |

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