



32 Bolton Avenue, Richmond, DL10 4BA
Offers over £349,995



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With outstanding views of Richmond and beyond. We are delighted to offer for sale this DECEPTIVELY SPACIOUS four double bedrooomed family home. With a fabulous sun terrace and a south facing garden. Within walking distance of Richmond market place and all amenities. An early viewing is simply a MUST.

RECEPTION HALL

A UPVC entrance door leads into the bright open hallway with access into the loft area which is boarded and has a loft ladder and lighting. A window into the lounge provides a wonderful view. Leading to an inner hallway with original spiral staircases, one leading to the first floor master suite and one leading to the lower ground floor bedrooms.

DOWNSTAIRS WC 1.6 x 0.93 (5'2" x 3'0")

With an oak door and a white suite comprising of w.c and wash hand basin, tiled splash back and spot lights.

DINING ROOM 3.50 x 3.04 (11'5" x 9'11")

At the front of the property with a UPVC double glazed window, central heating radiator, laminate flooring, tv aerial point and an oak door leads into the kitchen / breakfast room.

LOUNGE 5.70 x 3.40 (18'8" x 11'1")

At the rear of the property with a partially glazed oak door, far reaching South facing views which simply have to be seen! A lovely sun filled room with a large UPVC double glazed window, multi fuel stove, vertical central heating radiator, coving and tv aerial point. Open to the kitchen / breakfast room.

KITCHEN / BREAKFAST AREA 4.54 x 3.55 (14'10" x 11'7")

With a range of wall, base and drawer units with wooden worktops, electric oven, gas hob, extractor hood, stainless steel sink unit with mixer tap over, tiled splash back, plumbing for an a dishwasher, wooden breakfast table, shelving, vertical radiator and spot lights. Patio doors lead out to the sun terrace with amazing views of Richmond and beyond.

UTILITY ROOM 2.97 x 2.32 (9'8" x 7'7")

With base units and shelving, stainless steel sink unit with mixer tap, plumbing for a washing machine, space for a tumble dryer, central heating radiator, tiled flooring and door leading into the front garage store area.

STORE AREA (FORMER GARAGE) 2.97 x 2.42 (9'8" x 7'11")

With roller shutter door, shelving, power and lighting.

FIRST FLOOR

MASTER SUITE

Another light filled room at the rear of the property with fabulous views, UPVC double glazed window, vertical radiator, tv aerial point, feature

wooden Pallet wall, access into the loft space which houses the Ideal combi boiler. There is a large walk in wardrobe which has spot lighting and a towel radiator,

EN SUITE

A white suite comprising of w.c, wash hand basin with a mixer tap set in a vanity unit with storage cupboard, shower cubicle with double shower heads, part tiled walls, towel radiator and spot lights.

LOWER GROUND FLOOR

LOWER HALLWAY

With a central heating radiator and a large store cupboard.

BEDROOM 2 4.52 x 3.0 (14'9" x 9'10")

A double bedroom at the rear with built in wardrobes, central heating radiator and UPVC double glazed window with views.

BEDROOM 3 3.50 x 2.60 (11'5" x 8'6")

A double bedroom at the rear with vertical central heating radiator and UPVC double glazed door leading out to the rear garden.

BEDROOM 4 3.14 x 2.74 (10'3" x 8'11")

A double bedroom at the rear with a central heating radiator and UPVC double glazed windows to the side and the rear.

FAMILY BATHROOM 2.74 x 2.60 (8'11" x 8'6")

Having a four piece white suite with bath, separate shower cubicle, wc and a wash hand basin in a vanity unit. Feature lighting, part tiled walls and a towel radiator.

EXTERNALLY

To the front of the property there is off road car parking for three vehicles, an outside welcome light and a log store and an external power point.

At the rear of the property there is a sun terrace with fabulous views. Steps lead down to the enclosed rear garden having paved patio areas, decking, lawn and mature shrubs and trees. There are three external power points and an outside storage cupboard.

NOTE

Council Tax Band D



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