



4 Laburnum Grove, Richmond, DL10 5AR
£280,000



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A generous sized family home with pleasant views to the rear. Forming part of this very popular and established development, conveniently situated for schools and local amenities. Comprising of through Lounge / Dining Room, Breakfast Room, Kitchen, Four Bedrooms and Family Bathroom. There are gardens to the front and rear, a Garage and off road parking. Call today to view.

HALL

With a UPVC double glazed entrance door, wooden herringbone design flooring, staircase leading to the first floor and a central heating radiator.

LOUNGE / DINING ROOM 7.82 x 4.03 (25'7" x 13'2")

A bright and airy room running from the front to the rear of the property with dual aspect UPVC double glazed windows. Having a gas coal effect fire with marble effect fire and hearth, two central heating radiators, tv aerial point, internet socket and coving.

BREAKFAST ROOM 3.48 x 2.16 (11'5" x 7'1")

At the rear with an under stairs storage cupboard, second built in cupboard, wall mounted Baxi condensing boiler, central heating radiator, UPVC double glazed window, engineered wood flooring and archway leading to the kitchen.

KITCHEN 5.25 x 1.58 (17'2" x 5'2")

Running from the front to the rear of the property having a range of wall and base units with worktops, glass display unit, shelving, gas and electric cooker points, extractor hood, plumbing for a washing machine, sink with mixer tap, tiled splash back, UPVC double glazed doors to the front and rear.

FIRST FLOOR

LANDING

With loft access.

BEDROOM 1 4.04 x 3.63 (13'3" x 11'10")

A double room at the front with a built in wardrobe, central heating radiator and UPVC double glazed window.

BEDROOM 2 4.25 x 2.94 (13'11" x 9'7")

A double room at the front with over stairs store cupboard, central heating radiator and UPVC double glazed window.

BEDROOM 3 4.24 x 2.0 (13'10" x 6'6")

A double room at the rear with a fitted desk with drawers and shelving, UPVC double glazed window, central heating radiator and spot lights.

BEDROOM 4 3.02 x 2.40 (9'10" x 7'10")

At the rear with central heating radiator and UPVC double glazed window with lovely views.

FAMILY BATHROOM 2.40 x 2.16 (7'10" x 7'1")

With a white suite comprising of panelled bath with a shower over and shower screen. w.c, wash hand basin, storage cupboard, tiled walls, towel radiator extractor fan and obscured glass UPVC double glazed window.

EXTERNALLY

To the front of the property there is a tiered garden filled with mature trees and shrubs. There is a driveway for off road parking and an external welcome light.

To the rear there is an enclosed garden with a paved patio area, steps lead down to a lawn. There is an outside light and steps lead up to the garage.

GARAGE

With an up and over door, power, lighting and cold water tap. There is a UPVC double glazed window and door to the rear.

NOTES

* FREEHOLD

* COUNCIL TAX BAND C



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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