



33 Gower Road, Richmond, North Yorkshire, DL10 4TZ
Offers in the region of £360,000



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Nestled in the desirable area of Gower Road, Richmond, this modern detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, while the recently refitted kitchen is a chef's delight, featuring contemporary finishes and plenty of storage.

The property boasts two bath / shower rooms, ensuring convenience for all residents. The versatile second reception room can easily serve as a fifth bedroom, study, playroom, or gym, catering to your lifestyle needs.

Set on a generous corner plot, the south-facing rear garden is a delightful outdoor space, perfect for enjoying sunny afternoons or hosting gatherings. The large block-paved driveway accommodates parking for up to five vehicles, making it an excellent choice for those with multiple cars or guests.

This well-maintained home combines modern living with practical features, making it a must-see for anyone looking to settle in Richmond. Don't miss the opportunity to make this charming property your own.

COVERED PORCH

Outside light point and UPVC double glazed front door to:

HALL

Coved ceiling, central heating radiator and staircase leading to the first floor, UPVC double glazed window and cloaks store which has a central heating radiator and UPVC double glazed window to front. This could be converted to a cloaks/w.c (plumbing required).

KITCHEN/DINING ROOM 4.36m x 3.55m (14'3" x 11'7")

A recently refitted kitchen at the rear of the property with a range of wall, base and drawer units with worktops, stainless steel sink unit with mixer tap over, plumbing for a washing machine, plumbing for a dish washer, gas hob, electric oven, breakfast bar, wall mounted Worcester combi boiler, three UPVC double glazed windows, UPVC double glazed door leading to the rear garden.

LOUNGE 6.70m (into bay) x 3.35m (21'11" (into bay) x 10'11")

A pleasant spacious room at the front of the property with coved ceiling, feature floating fireplace, TV aerial point, central heating radiator and a UPVC double glazed bay window to front.

BEDROOM 5 / STUDY/ PLAYROOM 4.70m x 3.02m (15'5 x 9'11)

A fantastic addition which could be used for a wide range of purposes. with a central heating radiator, UPVC double glazed window and UPVC double glazed French doors leading out to the rear garden.

EN SUITE SHOWER ROOM

With a corner shower cubicle, w.c, wash hand basin, half tiled walls and a central heating radiator.

FIRST FLOOR LANDING

With coving and loft hatch providing access into the loft space.

BEDROOM 1. 3.35m x 3.35m (10'11" x 10'11")

A double bedroom at the front of the property with built-in Wardrobe, coved ceiling, central heating radiator, tv aerial point and UPVC double glazed window to front.

BEDROOM 2. 3.45m x 2.55m (11'3" x 8'4")

A double bedroom at the front of the property with built-in wardrobe, airing cupboard over the stairs with useful shelving, coved ceiling, central heating radiator, tv aerial point and UPVC double glazed window.

BEDROOM 3. 2.84m x 2.52m (9'3" x 8'3")

A double bedroom at the rear with a central heating radiator, tv aerial point and UPVC double glazed window.

BEDROOM 4 2.40m x 1.89m (7'10" x 6'2")

At the rear with a central heating radiator, coved ceiling and UPVC double glazed window.

BATHROOM 2.10m x 1.48m (6'10" x 4'10")

With a white suite comprising of w.c, wash hand basin and panelled bath with dual head shower over, part tiled walls and UPVC double glazed window.

EXTERNALLY FRONT

To the front of the property there is an outside welcome light, small lawned area, gravelled area and extensive hard-standing area for parking of up to 3 vehicles leading to:

DETACHED DOUBLE GARAGE 5.22m x 5.17m (17'1" x 16'11")

Twin up and over doors, side window, eaves storage, power and lighting.

ENCLOSED REAR GARDEN

A pleasant low maintenance south facing rear garden with a paved patio area, gravelled area, flower bed, external cold water tap, outside light, shed and summer house which has power and lighting. A gate leads out to the front driveway,

NOTES

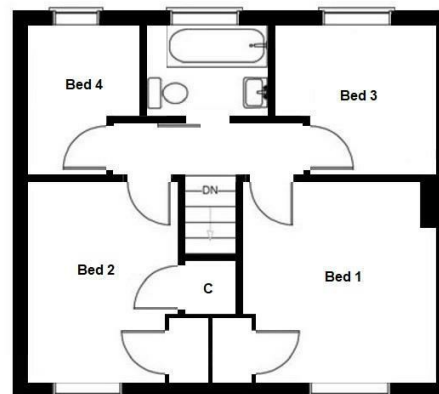
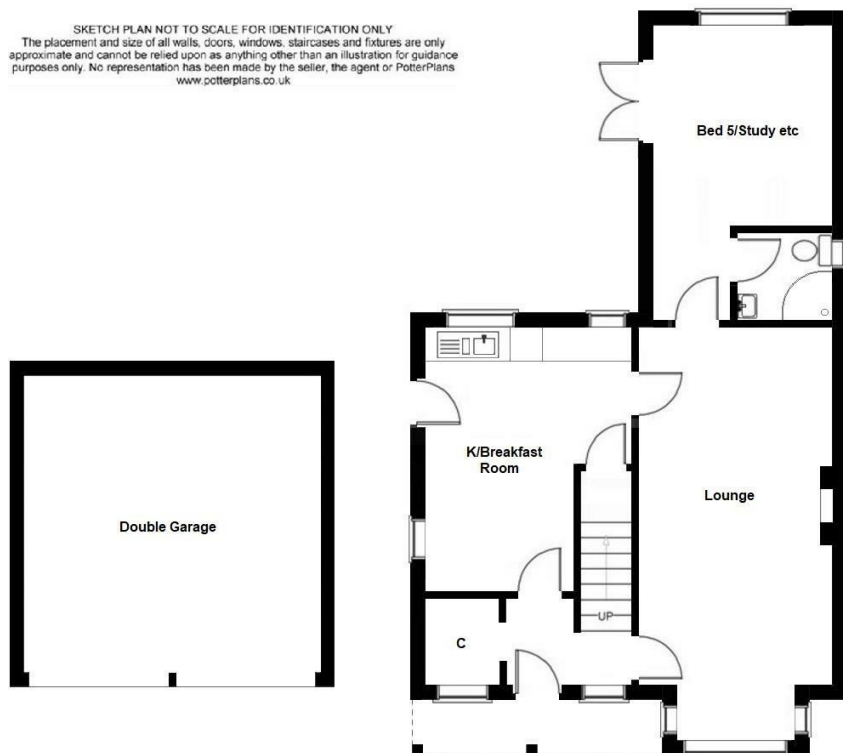
* FREEHOLD

* COUNCIL TAX BAND D



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SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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