



22 Summercroft Road (Plot 44), Hipswell, Richmond, N Yorks, DL9 4NY
£319,950



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The BEST EXCLUSIVE New Homes Location in the Area ... It's all about LOCATION, LOCATION, LOCATION - Call NOW to View: 01748 822 711

The BRENCHELY is an IDEAL 4 Bedroom Detached FAMILY HOME (Very EFFICIENT 'B' Energy Rated). LIVING ROOM, superb 6.00m/19'8" equipped KITCHEN/DINING ROOM, UTILITY with sink & WASHROOM/WC. Upstairs are 4 BEDROOMS, a large 2.95m/9'8" 'house' BATH/SHOWER ROOM & an EN SUITE. Good-sized (6.00m x 2.98m/19'8" x 9'9") Integral GARAGE, off-street Parking & an enclosed REAR GARDEN. Gas Central Heating & UPVC Double Glazing. ICW 10 Year Build Safe Structural Warranty.

CONVENIENCE, QUALITY, SCENERY & a NEW HOME LIFE-STYLE with LEISURE, SHOPPING, ENTERTAINMENT & SCHOOLING for all ages in the immediate area. Excellent access A1(M) & A66 at Scotch Corner, & mainline rail station at Darlington – LONDON Kings Cross about 2 hours 20 minutes. The area is ideal for WALKING, CYCLING etc & the SPECTACULAR DALES SCENERY speaks for itself. Historic Richmond market town is under 3 miles away.

HALL

SITTING ROOM 4.20m x 4.18m max (13'9" x 13'8" max)

KITCHEN & DINING ROOM 6.00m x 3.36m (19'8" x 11'0")

Stylish range of soft-close wall & floor units with integrated oven & gas hob with extractor over, fridge/freezer & dishwasher.

UTILITY 2.39m x 1.75m (7'10" x 5'8")

Sink, plumbing for washing machine & space for a tumble drier

WASHROOM/WC 2.00m x 1.04m (6'6" x 3'4")

Good-sized INTEGRAL GARAGE 6.00m x 2.98m (19'8" x 9'9")

(See below).

FIRST FLOOR LANDING

Built-in cupboard.

BEDROOM 1. 3.53m x 3.17m plus robes (11'6" x 10'4" plus robes)

PLUS built-in wardrobe.

EN SUITE 2.10m x 1.43m plus shower cubicle (6'10" x 4'8" plus shower cubicle)

BEDROOM 2. 3.58m x 2.49m plus robes (11'8" x 8'2" plus robes)

PLUS built-in wardrobe.

BEDROOM 3. 4.34m max x 3.17m (14'2" max x 10'4")

BEDROOM 4/STUDY 2.51m x 1.99m (8'2" x 6'6")

Large 'HOUSE' BATH/SHOWER ROOM 2.95m x 1.88m (9'8" x 6'2")

OUTSIDE

Good-sized INTEGRAL GARAGE (6.00m x 2.98m/19'8" x 9'9") with strip-light & power. Front Garden turfed open plan with block-set driveway. Rear Garden top soiled with textured concrete paved patio & perimeter paving.

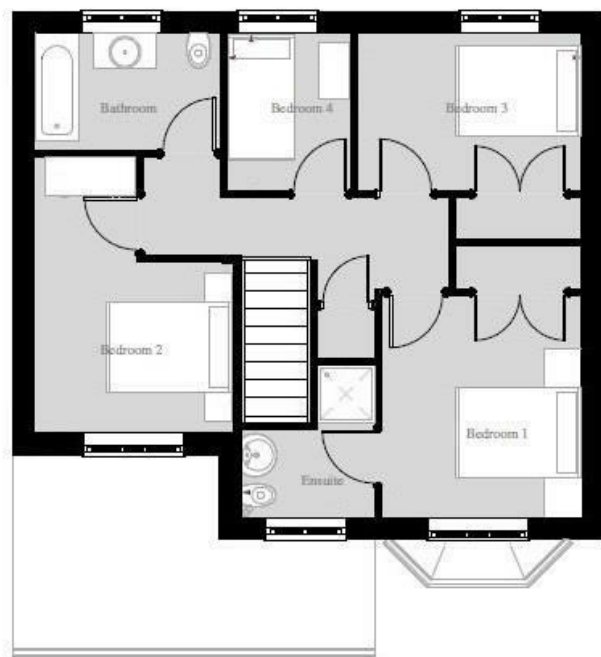
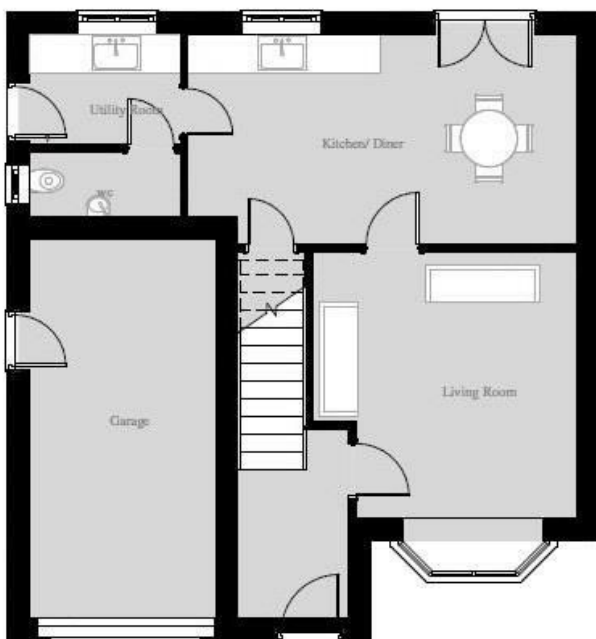
1.83m/6ft close board fencing between houses, 1.22m/4ft close board fencing between rear gardens. Enclosed Rear Garden.

NB

1. GREEN FEES covering the communal green areas of circa £100 per year will apply.
2. Council Tax Band: To be confirmed by Richmondshire District Council
3. The details outlined are an indication of the proposed specification. The developer reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.
4. IMAGES ETC: Computer Generated Images (CGi's), Photographs & Artists Impressions are for illustrative Purposes only. Floor plans are for illustration only.



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FIRST FLOOR

Energy Efficiency Rating

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

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