



1 St Nicholas Drive, Richmond, DL10 7DY
Asking price £445,000

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Nestled in the highly desirable area of St Nicholas Drive, Richmond, this modern detached house offers a perfect blend of comfort and convenience. With a generous living space, this property is ideal for families seeking a spacious home in a popular development.

Upon entering, you will find three well-appointed reception rooms, including a welcoming lounge, a stylish dining room, and a versatile office space, perfect for remote work or study. The heart of the home is the kitchen/breakfast room, which provides an inviting area for family meals and gatherings.

The property boasts four generously sized bedrooms, ensuring ample space for everyone. The master bedroom features an en suite bathroom, providing a private retreat, while the family bathroom serves the remaining bedrooms with ease.

COVERED PORCH

Courtesy light point and a UPVC double glazed entrance door with side screens to:

HALL 2.87 x 2.54 main area (9'5" x 8'4" main area)

A fine open area with void to the first floor, oak flooring, two wall lights, central heating radiator. Staircase to the first floor with glass balustrades and storage cupboard underneath.

CLOAKS/WC

With a w.c and wash hand basin with tiled splash back, tiled floor and extractor fan.

LOUNGE 6.20 x 3.64 (20'4" x 11'11")

A lovely elegant room with feature fire surround and electric fire, TV aerial point and two central heating radiators. Large UPVC double glazed window to the front and a UPVC double glazed door with side screens to the rear garden.

DINING ROOM 3.64 x 3.33 (11'11" x 10'11")

At the front of the property with a central heating radiator, coved ceiling and a large UPVC double glazed window to front.

OFFICE/SNUG 2.87 x 2.74 (9'5" x 9'0")

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

KITCHEN/BREAKFAST ROOM 4.63 into alcove x 3.64 (15'2" into alcove x 11'11")

At the rear with a range of wall, base and drawer units with worktops, glass display cupboards, under cupboard lighting, breakfast bar, one and a half bowl sink unit and feature splash tiling. Built-in oven/grill & gas hob with stainless steel extractor over, integrated Neff dishwasher, plumbing for washing machine. Central heating radiator, UPVC double glazed window to rear and door into:

FIRST FLOOR

LANDING

With a built-in cupboard housing a Baxi combi boiler. Central heating radiator, coved ceiling and loft hatch providing access into the roof void which is partially boarded and has a loft ladder and light.

BEDROOM 1. 3.98 into robes x 3.64 (13'1" into robes x 11'11")

A large double room at the front with twin built-in double wardrobes, central heating radiator and UPVC double glazed window.

EN SUITE 2.70 x 1.34 (8'10" x 4'5")

Full-width shower cubicle with contoured glazed screen, inset washbasin with drawers under and WC, tiled walls, spot lights, Chrome towel radiator and UPVC double glazed window to front.

BEDROOM 2. 3.80 into robes x 3.26 (12'6" into robes x 10'8")

A double bedroom at the front with built-in double wardrobe, central heating radiator & UPVC double glazed window.

BEDROOM 3. 3.08 min x 2.82 (10'1" min x 9'3")

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

BEDROOM 4. 3.64 x 2.07 (11'11" x 6'9")

A generous sized 4th bedroom at the rear with a central heating radiator and a UPVC double glazed window.

BATH/SHOWER ROOM 2.70 x 1.82 (8'10" x 6'0")

Panelled bath with shower over, inset washbasin with drawer under and WC. Tiled walls, spot light, Chrome towel radiator and a UPVC double glazed window with obscured glass.

EXTERNALLY

To the front there is a low boundary stone wall, flower beds and block paved driveway for parking of 2 vehicles. A side gate leading into the rear garden. Situated on a corner plot with a large private enclosed garden to the rear with screened and lawned gardens, mature shrub planting and specimen trees. There are two Yorkshire stone patio areas for seating.

GARAGE 6.09 x 3.05 (20'0" x 10'0")

A large garage with eaves space, strip-lighting and power. Electric door and a UPVC double glazed door and window to rear.

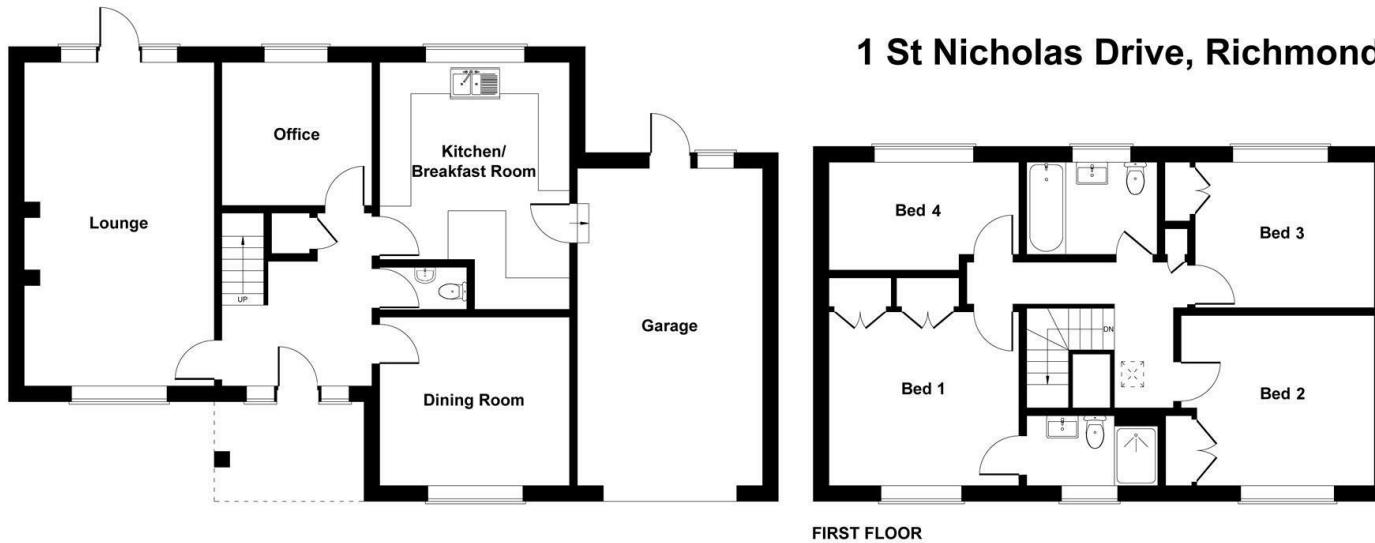
NOTES

- * FREEHOLD
- * COUNCIL TAX BAND E
- * TIMBER FRAME



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1 St Nicholas Drive, Richmond



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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