



27 Darlington Road, Richmond, North Yorkshire, DL10 7BE
Offers over £600,000



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*** NEW PRICE *** Set back on this premier Darlington Road location, this Detached Family House offers a perfect blend of period charm & modern convenience on a plot of about 0.21 acres: 5.35m (17'6") Sitting Room, separate Dining Room, 7.44m (24'4") Kitchen, Breakfast & Day Room, Pantry, Utility & Washroom/WC; 3 Double Bedrooms & Bed 4/OFFICE with Bath/Shower Room & separate WC. Integral WORKSHOP & Detached Garage.. Immaculately presented with delightful Gardens providing ample space for outdoor activities & entertaining. Extensive off-road Parking for up to 6 vehicles. This period-style detached property is a rare find & must be viewed to fully appreciate its charm & potential. With its attractive features & prime location, it presents an exceptional opportunity for anyone looking to settle in this desirable area. Don't miss the chance to make this splendid house your new home.

ENTRANCE VESTIBULE

Covered canopy & period style front door. Feature tiled floor with sunken welcome mat. Wood panelling to part walls with beautiful wood panelled door & circular window leading into:

RECEPTION HALL

A spacious area with doors to the sitting room, dining room & kitchen/breakfast & day room. Shelved nook. Staircase to first floor with wood panelling & return under stairs storage cupboard with light & UPVC window to side. Dado rail & corniced ceiling.

SITTING ROOM 5.35m x 3.82m (17'6" x 12'6")

UPVC Bay windows to front & UPVC window to side, fire surround with electric fire, picture rail & corniced ceiling.

DINING ROOM/LOUNGE 4.40m into bay x 3.97m (14'5" into bay x 13'0")

UPVC Bay window to front and UPVC window to side, fire surround with electric fire, double radiator, picture rail and corniced ceiling.

KITCHEN, BREAKFAST & DAY ROOM 7.44m x 3.32m max (24'4" x 10'10" max)

Range of wall, base & drawer units with quartz worktops & upstands. Beko range cooker with electric oven & 5-burner gas hob & extractor hood. Integrated fridge & freezer, Island with inset 1&1/2 bowl sink unit with a gold-coloured mixer tap & integrated dishwasher, space for bar stools. Karndean flooring, spotlights, cupboard wall mounted Worcester combi boiler. A period door leads into the lobby with tiled flooring, & a door leads to the rear garden.

INNER LOBBY

Period door & tiled flooring. A door leads to the rear garden.

PANTRY 1.55m x 1.44m max (5'1" x 4'8" max)

With shelving & cold slabs. UPVC window to side.

LAUNDRY ROOM 1.83m x 0.88m (6'0" x 2'10")

With plumbing for a washing machine, space for a tumble dryer & tiled floor.

WASHROOM/WC

Washbasin with cupboard & WC. Spotlight, tiled flooring & half tiled walls. UPVC window to side.

INTEGRAL WORKSHOP 2.66m max x 2.22m max (8'8" max x 7'3" max)

Fitted workbench & shelving, strip-light & power. Window to rear.

HALF LANDING

Period wood framed leaded light window to side.

FIRST FLOOR LANDING

Built-in shelved storage cupboard.

Double BEDROOM 1. 3.95m x 3.62m (12'11" x 11'10")

Fitted wardrobes, UPVC windows to the front & side.

Double BEDROOM 2. 3.77m x 3.62m (12'4" x 11'10")

Fitted robes, UPVC double glazed windows to the front & side.

Double BEDROOM 3. 3.66m x 3.01m (12'0" x 9'10")

UPVC double glazed windows to side & rear.

BED 4/OFFICE 3.62m x 1.34m (11'10" x 4'4")

...or MUSIC ROOM etc. UPVC double glazed window to front.

SEPARATE WC

Washbasin with cupboard & WC. UPVC double glazed window to rear.

BATH & SHOWER ROOM 2.60m x 2.48m (8'6" x 8'1")

Panelled bath with a mixer-tap over, separate shower cubicle & washbasin with cupboard & drawers. Half tiled walls, tiled floor, towel radiator & UPVC double glazed window to the side.

LOFT

Hatch with pull-down ladder. A good-sized boarded area with light point. This could potentially be converted to another room (subject to relevant permissions).

FRONT & REAR GARDENS

Dressed stone front wall with a Privet hedge leading to an extensive driveway & multiple vehicle parking. Superb plot which offers well established flower & shrub borders & Magnolia Tree, side borders with established planting. A gate leads to a further side hard standing area with outside light & door to the integral WORKSHOP. 2 gates to:

Wonderful rear garden with Indian sandstone patio area, power socket & cold-water tap; raised lawned area, timber summerhouse, greenhouse & vegetable garden with raised beds.

DETACHED GARAGE 4.70m x 2.72m (15'5" x 8'11")

Up & over door, strip-light & power.

INTEGRAL WORKSHOP 2.66m max x 2.22m max (8'8" max x 7'3" max)

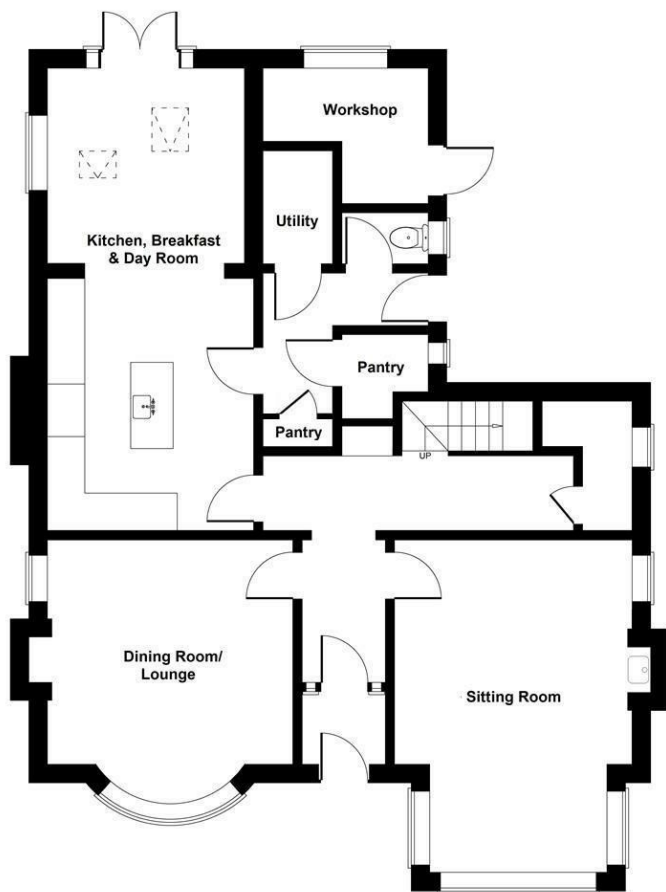
See above.

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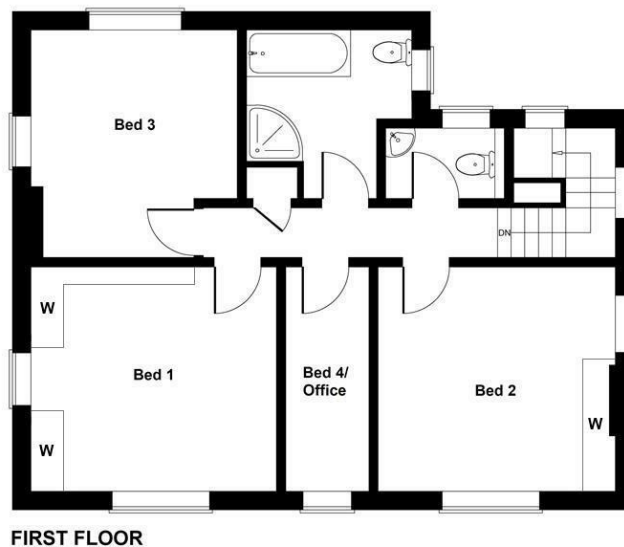
- (1) Freehold
- (2) Council Tax Band: F
- (3) Gas Central heating & UPVC Double Glazing
- (4) Mains Water, Electricity, Gas & Drainage



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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.
 Produced by Potterplans Ltd. 2025



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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		
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