



PLOT 7, 15 Summercroft Road, Hipswell, Richmond, N Yorks, DL9 4NY  
£265,000



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'NEW-BUILD' 3-BEDROOM 'EN SUITE' Semi with a LARGE 17.39m min/57'0" enclosed REAR GARDEN. LIVING ROOM & a large 5.59m x 4.25m/18'4" x 13'11" KITCHEN/DINING ROOM, 3 BEDROOMS, 'House' BATH/SHOWER ROOM & EN SUITE. 2-Car off-street PARKING. Gas Central Heating, UPVC Double Glazing & ICW 10 Year Build Safe Structural Warranty - FREEHOLD.

NB (1) 4.59m/15'0" side gable WIDTH.

NB (2) Internal images of SIMILAR PROPERTY shown.

LEISURE, SHOPPING, ENTERTAINMENT & SCHOOLING for all ages in the immediate area. Historic Richmond is under 3 miles away. There is excellent access to the A1(M) & A66 at Scotch Corner with mainline rail stations at Darlington & Northallerton - London Kings Cross about 2 hours 20 minutes. The area is ideal for WALKING & CYCLING etc.

**HALL 4.36 long (14'3" long)**

**SITTING ROOM 4.34 x 3.32 max (14'2" x 10'10" max)**

**KITCHEN & DINING ROOM 5.59 x 4.25 (18'4" x 13'11")**

Stylish range of wall & floor units with FULLY INTEGRATED electric oven & gas hob with extractor over, microwave, fridge/freezer & dishwasher, with plumbing & space for a washer/dryer.

**WASHROOM/WC 1.70 x 1.00 (5'6" x 3'3")**

**FIRST FLOOR LANDING**

**BEDROOM 1. 3.58 x 2.99 plus robes (11'8" x 9'9" plus robes)**

PLUS built-in cupboard.

**EN SUITE 1.91 x 1.90 max (6'3" x 6'2" max)**

**BEDROOM 2. 3.58m x 2.59m (11'8" x 8'5")**

**BEDROOM 3. 3.58 x 2.20 (11'8" x 7'2")**

**'HOUSE' BATH/SHOWER ROOM 2.49 x 1.91 (8'2" x 6'3")**

**OUTSIDE FRONT**

Front lawn & Tarmac 2-Car driveway. Fence & gate to: 4.59m/15'0" wide side gable area opening to:

**Enclosed REAR GARDEN 17.39m min x 10.42m (57'0" min x 34'2")**

LARGE Rear Garden, top soiled with textured concrete paved patio & perimeter paving.

## SPECIFICATION

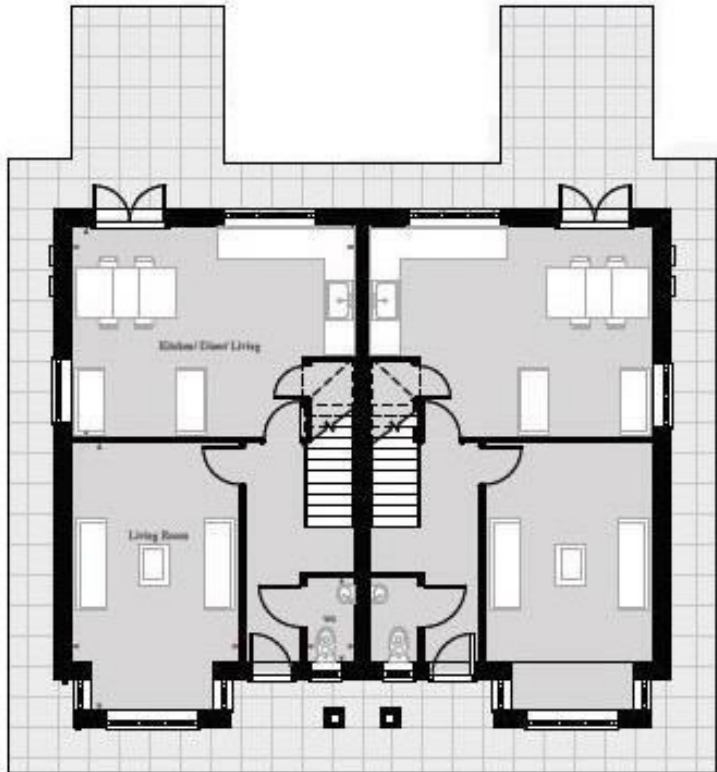
- KITCHEN - Integrated oven, gas hob & extractor, fridge/freezer & dishwasher.
- BATHROOMS - Contemporary range of white fittings.
- TILING - Ceramic wall & floor tiling to selective kitchen, bath & cloakroom areas.
- DOWN-LIGHTING - Kitchen/Dining Room & Bathrooms.
- TV POINTS - Living room, kitchen/dining room & bedrooms.
- HEATING - Gas Central Heating/Hot Water System.
- WINDOWS & FRENCH DOORS - White uPVC double glazed.
- EXTERNAL DOORS - Light grey composite front door, white uPVC side/rear door.
- FLOOR COVERINGS - Option to fit from our supplier 'at cost' - details on request.
- WALLS & CEILINGS - Smooth skim finish in white.
- WOODWORK - White satin finish.
- CAR CHARGING POINT - Wiring made ready for electric car charging point.
- RAINWATER GOODS - Black uPVC.

## NB

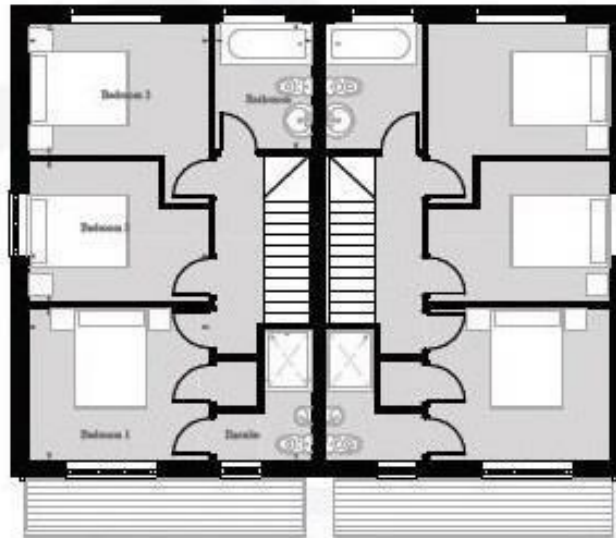
- The details outlined are an indication of the proposed specification. The developer reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.
- IMAGES ETC: Computer Generated Images (CGI's), Photographs & Artists Impressions are for illustrative Purposes only. Floor plans are for illustration only.



**£265,000**



FIRST FLOOR



### Energy Efficiency Rating

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

**England & Wales** EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

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

**England & Wales** EU Directive 2002/91/EC 

