



8 Seagrim Crescent, The Garden Village, Richmond

Offers in the region of £385,000

Forming part of this highly regarded and very popular development, and benefitting from a South facing rear garden, this substantial property provides generous and well planned living spaces that will appeal to a range of buyers. To the ground floor there is a large living room, a dining kitchen, a snug, a utility and a cloakroom, whilst to the first floor there are four bedrooms, the master being ensuite, and a house bathroom. Externally there is a low maintenance South facing garden, a double garage and parking. An early inspection is strongly recommended!

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Entrance Hall:

The welcoming hallway has a timber panelled entrance door, a radiator and stairs to the first floor.

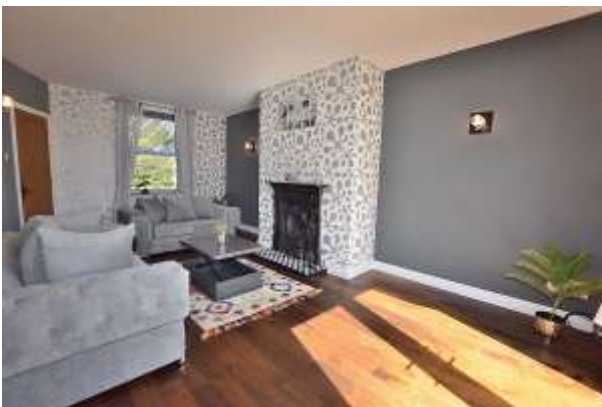
Living Room:

6.28m x 3.48m

A large, dual aspect room having a window to the front of the property and a pair of doors opening out to the South facing garden.



There are two radiators, a TV point and a feature fireplace with a cast iron surround and a gas fire.



Snug:

3.53m x 2.95m

A great additional reception room which is currently used as a relaxing snug, but would also be ideal as a dining room, home office or playroom. There is a radiator, a TV point and a window to the front of the property.



Dining Kitchen:

3.53m x 3.15m

Fitted with a range of wall and base units with complimenting countertops that also create a breakfast bar seating area. There is an electric cooker, a dishwasher, under pelmet lighting and a window overlooking the rear garden.



Utility Room:

1.90m x 1.89m

Having a worksurface, a fridge freezer, a washing machine, a radiator and a door to the garden.

Cloakroom:

With a WC, a wash hand basin and a radiator.

First Floor Landing:

With loft access and an airing cupboard.

Bedroom:

3.52m x 3.38m

A double bedroom with a radiator and a window overlooking the rear garden.



The **Ensuite** is fitted with a shower enclosure housing a shower with dual heads and body jets, a WC and a wash hand basin. There is a radiator and a window.

Bedroom:

3.63m x 3.51m

A double bedroom with a radiator and an arched window to the front of the property.



Bedroom:

2.77m x 2.56m

A double bedroom with a radiator and an arched window to the front of the property.



Bathroom:

2.87m x 2.14m

Fitted with a suite that comprises a bath with a shower attachment, a WC and a wash hand basin. There is a heated towel rail and an arched window.



Bedroom:

2.50m x 2.47m

With a built in wardrobe, a radiator and a window overlooking the rear garden.

External

To the front the property has a lawned forecourt garden. The low maintenance, South facing rear garden enjoys the sun throughout the day and has a large paved seating area, artificial turf and a water feature. A gate to the rear leads to the parking area.



The **Double Garage** has two sets of doors, a door to the garden and a window.



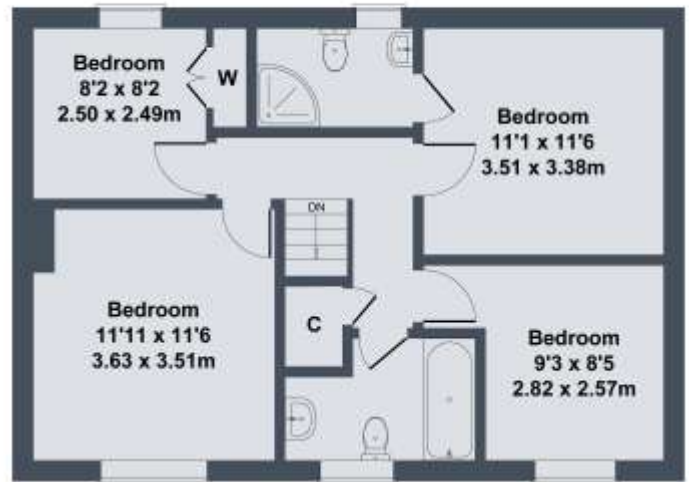
Additional Information

The postcode is DL10 4UB and the Council Tax Band is E. There is an annual maintenance fee which covers the insurance for The Garden Village wall and the upkeep of the communal grassed areas. The fee is approximately £150 per annum.

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GROUND FLOOR



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.