



1 Swire Way, Melsonby, Richmond, DL10 5QW
£399,950



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This exquisite stone-built detached house offers a perfect blend of modern living with traditional character. With four spacious bedrooms, this property is ideal for families seeking comfort and style. The interior has been tastefully decorated and meticulously renovated to a high standard, ensuring a welcoming atmosphere throughout.

The house boasts two well-appointed bathrooms, providing ample facilities for family and guests alike. One of the standout features of this property is the generous double garage, which, along with additional parking for up to six vehicles, offers convenience and ease for those with multiple cars or visitors.

Situated in a popular village location, residents can enjoy the tranquillity of rural life while still being within easy reach of local amenities and transport links. This home is not just a place to live; it is a sanctuary that combines elegance with practicality, making it a perfect choice for those looking to settle in a picturesque setting.

HALLWAY

With a composite entrance door, staircase leading to the first floor, with an oak banister, under stairs cupboard and engineered oak flooring. Oak doors lead into the kitchen, downstairs w.c, dining room and the lounge.

DOWNSAIRE W.C

With a w.c, wash hand basin, double glazed window to the front with opaque glass and a traditional style central heating radiator.

KITCHEN 4.70 x 4.16 (widest point) (15'5" x 13'7" (widest point))

Fitted with a range of wall, base and drawer units with worktops and up stands, open display wall units, built in wine rack, Smeg tower oven, induction hob with a Bosch stainless steel extractor hood over, integrated fridge freezer, second integrated freezer, sink unit with mixer tap over, plumbing for a dishwasher, plumbing for a washing machine, breakfast bar, engineered oak flooring, spot lights and a vertical central heating radiator. Walk through to the dining room.

DINING ROOM 4.16 x 2.95 (13'7" x 9'8")

With a sliding sash double glazed window to the side, engineered oak flooring and a traditional style vertical central heating radiator.

LOUNGE 6.68 x 3.44 (21'10" x 11'3")

A generous sized room with two sliding sash double glazed windows to the rear with plantation shutters. Arched glazed door with side panels to the side elevation. Multi fuel stove with a beamed mantel, engineered oak flooring, built in shelving unit, coving and a tv aerial point.

FIRST FLOOR

LANDING

Having a sliding sash double glazed window to the side, loft hatch providing access into the roof void which is partially boarded and has a loft ladder. Airing cupboard and doors leading into the bedrooms and bathroom.

BEDROOM 1 3.96 x 3.95 (12'11" x 12'11")

A double bedroom with two double glazed sliding sash windows, fitted wardrobes, central heating radiator and coving. A door leads into the ensuite.

ENSUITE 1.94 x 1.71 (6'4" x 5'7")

Having a corner shower cubicle with dual head shower, w.c and a wash hand basin, part tiled walls, extractor fan, wooden effect flooring and a double glazed window to the side.

BEDROOM 2 3.43 x 3.34 (11'3" x 10'11")

A double bedroom with a double glazed sliding sash window to the rear and a central heating radiator.

BEDROOM 3 2.96 x 2.46 (9'8" x 8'0")

A double bedroom with a sliding sash double glazed window to the rear and a central heating radiator.

BEDROOM 4 2.96 x 2.46 (9'8" x 8'0")

With a double glazed sliding sash window to the front and a central heating radiator.

FAMILY BATHROOM 2.63 x 1.75 (8'7" x 5'8")

A refitted suite comprising of bath with dual head shower over and a folding shower screen, w.c and a wash hand basin, feature part tiled walls, heated towel radiator, spot lights, an extractor fan and wooden effect flooring.

EXTERNALLY

To the front of the property there is a private enclosed cottage garden having a paved patio area and lawn with mature shrubs. There is a cold water tap, external double electric socket and a door leading into the garage.

A gate at the side of the property leads to a gravelled pathway and the oil central heating boiler.

GARAGE

A detached double garage with timber doors, power, lighting and eve storage. There is a door at the rear of the garage into the garden. To the front of the garage there is a large blocked paved driveway providing off road parking for six vehicles.

NOTES

* FREEHOLD

* OIL CENTRAL HEATING

* COUNCIL TAX BAND E



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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