



4 Duckett Close, Richmond, DL10 5QD  
£220,000



## 4 Ducket Close, Richmond, DL10 5QD

Immaculately presented and CHAIN FREE this semi-detached house with two spacious double bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

The heart of the house is its refitted kitchen, which combines modern convenience with style, making it an ideal space for culinary enthusiasts. The bathroom has also been thoughtfully updated, ensuring a fresh and contemporary feel throughout the home.

One of the standout features of this property is the large driveway, providing off-road parking for up to three vehicles, a rare find in this desirable area. Additionally, the house is conveniently equipped with HIVE smart heating, allowing for efficient temperature control and added comfort.

For those looking to expand their living space, plans have already been drawn for a single-storey extension to the rear, offering the potential to create even more room to suit your needs.

### ENTRANCE PORCH

Accessed via a UPVC entrance door, a door leads into the lounge.

### LOUNGE 4.71 x 3.61 (15'5" x 11'10")

Having a UPVC double glazed window to the front, staircase leading to the first floor with a storage cupboard beneath, central heating radiator, coving and a tv aerial point. A door leads into the kitchen diner.

### KITCHEN DINER 3.59 x 2.76 (11'9" x 9'0")

A recently refitted Wren kitchen having a range of wall units with under lighting, base and drawer units with worktops and up stands, two open display cabinets, Zanussi tower oven and induction hob with extractor hood above, sink unit with mixer tap, integrated dishwasher, integrated washing machine, over fridge cabinet unit, breakfast bar, wooden effect flooring, vertical radiator, spot lights, UPVC double glazed window to the rear and UPVC double glazed door leading out to the rear garden.

### FIRST FLOOR

#### LANDING

Doors lead into the bedrooms and bathroom, a loft hatch provides access into the roof void which is partially boarded and has roof ladders and a light.

### BEDROOM 1 3.62 x 2.79 (11'10" x 9'1")

A double bedroom at the rear of the property with a central heating radiator, tv aerial point and UPVC double glazed window.

### BEDROOM 2 3.62 x 2.22 (11'10" x 7'3")

A double bedroom with a UPVC double glazed window to the front, tv aerial point and a central heating radiator.

### BATHROOM 2.65 x 1.38 (8'8" x 4'6")

Refitted white bathroom suite comprising of bath with dual head shower over and a glass shower screen, wash hand basin with a vanity cupboard beneath, w.c, towel radiator, spot lights and a UPVC double glazed window. There is a cupboard housing the combi central heating boiler which was installed in 2020.

### EXTERNALLY

To the front of the property there is a lawned area with a rockery and mature shrubs. A driveway to the side of the property provides off road parking for three vehicles, the property also benefits from an EV charger.

To the rear there is a private enclosed garden with a raised paved patio area, lawn, mature shrubs, there is a cold water tap, external light and a garden shed which has power. A gate leads to the side driveway.

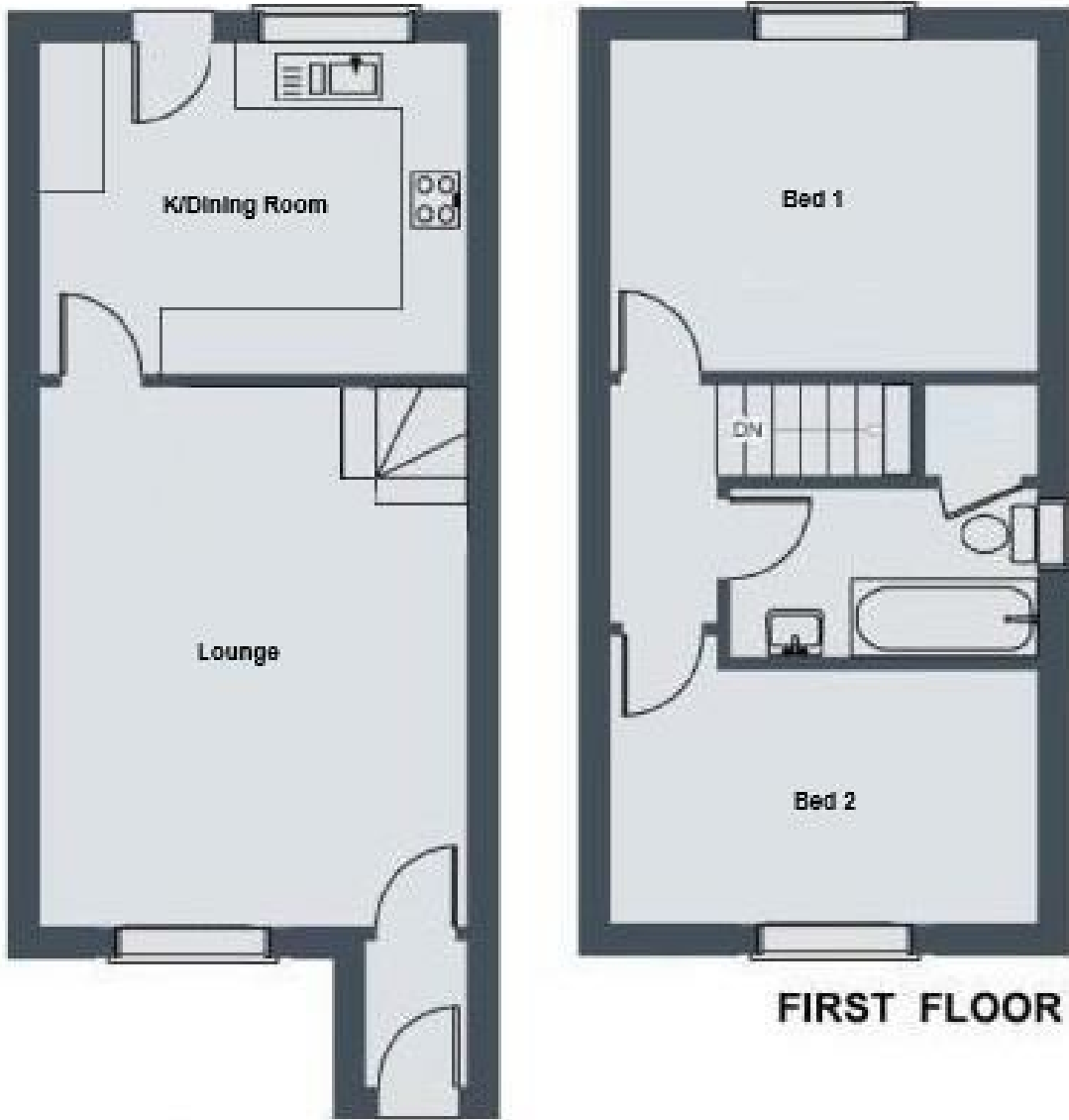
### NOTES

\* FREEHOLD

\* COUNCIL TAX BAND B



**£220,000**



**FIRST FLOOR**

Sketch Plan for Identification Purposes Only  
 The placement & size of walls, doors, windows, staircases & fixtures  
 are approximate & cannot be relied upon as other than for guidance purposes only

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</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		

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