

Pendragon, 12 Richemont Close, Richmond



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Offers Over £725,000

Beautifully presented and finished to the highest of standards, Pendragon is a stunning detached house which forms part of this exclusive development, conveniently positioned a short walk into the market place of Richmond. The substantial property provides generous and light filled living spaces set over three floors. To the ground floor there is a hallway, a cloakroom, a utility room and a fantastic open plan living area that comprises a high quality kitchen, a dining area and a family room with full width folding doors out to the garden. The first floor features a large living room with doors out to a private seating terrace, two large double bedrooms and the house bathroom. The second floor features a double bedroom with an ensuite and the large master suite comprising a double bedroom, a dressing room and an ensuite. Externally there is a double garage, a mature and well stocked private garden and communal gardens with open countryside views. An early inspection is strongly advised to appreciate the quality and scale of the property on offer.



Entrance Hallway:

The welcoming hallway features herringbone Amtico flooring which runs throughout the ground floor, two traditionally styled radiators, and a large cloaks cupboard.

Cloakroom:

Fitted with a Villeroy & Boch wall mounted WC and wash hand basin and having a window to the front of the property.

Open Plan Living Space:

A fantastic light filled space perfect for modern family living. The **Dining Kitchen (7.58m x 4.25)** provides ample space for family dining and is fitted with a range of quality wall and base units with complementing countertops and soft close fittings. Integrated into the units is a Siemens dishwasher and there is a central island with additional storage and a Franke double sink unit. There is a window to the side of the property and a radiator. The Falcon duel fuel range cooker and Fischer & Paykel American style fridge freezer are available under separate negotiation.

The **Family Room (5.90m x 3.75m)** makes the ideal space for relaxing and is flooded with light through the full width bi fold doors that open out to the South West facing garden. There is a TV point, a tall contemporary styled radiator and windows to the front and side of the property.

Utility Room:

With wall and base units, plumbing for a washing machine, a radiator and a door to the garage.

Garage:

6.31m x 5.59m

A double garage having an electric up and over door, power and light. To the side of the garage there is a bin store.

First Floor Landing:

Having a window, a radiator and an airing cupboard.

Living Room:

7.88m x 4.40m

A large triple aspect room having windows to the rear and side of the property and a set of bi fold doors that open out to a South West facing seating terrace. There are two radiators and a media wall with TV point and a contemporary living flame gas fire.

The terrace provides a private seating area for relaxing and has a water tap and electric points.

Bedroom:

4.82m x 3.77m

A double bedroom with two windows to the front of the property, a radiator and a TV point.



Bedroom:

4.84m x 3.78m

A double bedroom with a TV point, a radiator and a window to the rear of the property.

Bathroom:

3.44m x 2.19m

The well appointed bathroom is fitted with a Villeroy & Boch wall mounted WC and wash hand basin, and a bath with a shower. There is a large walk in shower with a double headed shower, and a heated towel rail.

Second Floor Landing:

The galleried landing has Velux roof window giving a feeling of light and space.

Bedroom:

5.13m x 4.36m

A double bedroom having a window to the side of the property, a TV point, two Velux roof windows and generous eaves storage and wardrobes.

The Ensuite has a shower, and a Laufen WC and a wash hand basin. There is a radiator and a Velux roof window.

Master Suite:

The large master suite comprises a bedroom, a dressing room and an ensuite.

The **Bedroom (5.16m x 3.85m)** has a radiator, a TV point, a window to the side and a window to the front with a lovely view towards Westfields.





The **Dressing Room** is fitted with a range of hanging rails and drawer units.

The **Ensuite** is fitted with a Villeroy & Boch wall mounted WC and wash hand basin and a shower enclosure with a dual headed shower fitted. There is a heated towel rail and a Velux roof window.

External

Pendragon forms part of this highly regarded courtyard development and has the benefit of a double garage.

To the front of the property there is a private South West facing garden with mature planting, fruit trees and a stone paved seating area that enjoys the afternoon sun. There are external electric points and a gate to the communal blocked paved area.

There are well tended communal gardens with an orchard, seating areas and open countryside beyond.

Additional Information

The postcode is DL10 4FA and the Council Tax Band is F.

The property has the benefit of gas central heating. The boiler is located in the utility room.

There is an annual fee of £700 for the upkeep of the communal areas, common walls and block paving.



12 Richemont Close



GROUND FLOOR



FIRST FLOOR



SECOND 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.

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