

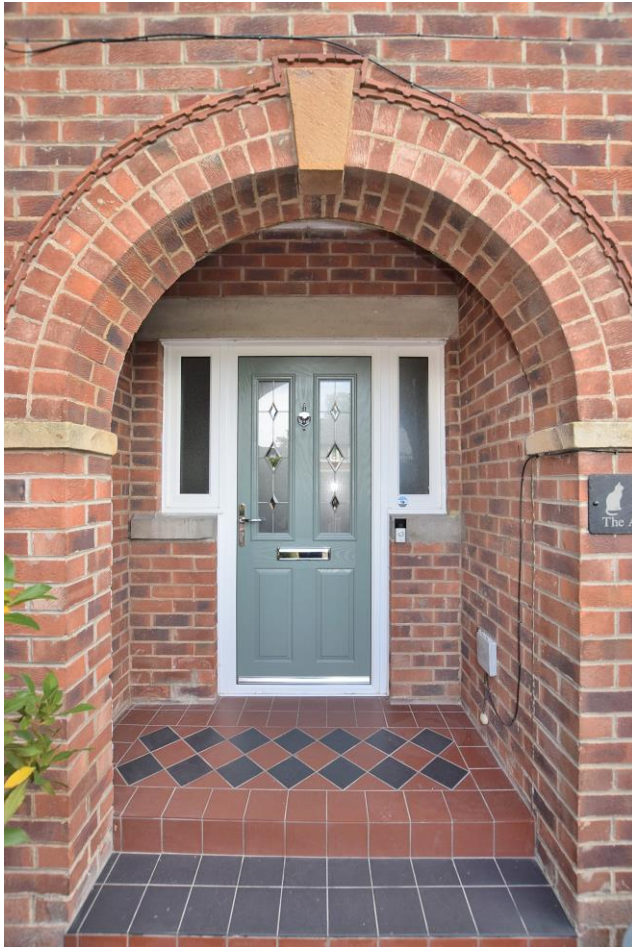
Fairhaven, The Avenue, Richmond



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Offers in The Region of: £595,000

Positioned in this highly regarded part of Richmond, conveniently positioned for all schools and the Town Centre, Fairhaven is a fantastic detached property sitting in generous gardens making a first class family home. Having been extended and improved over recent years by the current owners, the flexible layout comprises a living room with a log burning stove, a formal dining room, a large open plan dining kitchen, a utility room, a cloakroom and a stunning garden room to the ground floor, with the first floor featuring four bedrooms, the master being ensuite, and a well appointed family bathroom. Externally there are generous mature South West facing gardens, driveway parking, a garage and a building in the garden which is ideal as a home office or hobby room. An early inspection is strongly recommended to appreciate the scale and quality of the property on offer.



Entrance Hallway:

Accessed through a part glazed upvc door the hallway features original parquet flooring, a radiator, a large under stairs cupboard and timber panelling effect detailing to the staircase.

Living Room:

A generous living room with a upvc double glazed bay window to the front which enjoys the afternoon sun.

There are two radiators, a TV point, original parquet flooring and a fireplace which houses the log burning stove. A pair of upvc double glazed doors open into the garden room.

Dining Room:

With ample space for formal dining, there is a radiator, original parquet flooring, a upvc double glazed bay window and a feature open fireplace with an Adams style decorative surround.

Open Plan Dining Kitchen:

A fantastic room which is perfect for modern living, comprising a kitchen and an informal dining area.

The kitchen is fitted with a range of quality units with complimenting countertops. Integrated into the units are a dishwasher and a Rangemaster range cooker. There is space for a fridge freezer, a central island containing useful storage units, a contemporary radiator and a upvc double glazed window overlooking the garden.

The dining area has a breakfast bar, fitted display and storage units, a contemporary radiator and a pair of upvc double glazed doors opening out to the garden.

Utility Room:

With a range of wall and base units, plumbing for a washing machine, space for a fridge freezer, a radiator and a upvc double glazed window.

Cloakroom:

With a WC and a wash hand basin.

Garden Room:

A stunning light filled space creating a lovely room for relaxing and enjoying the garden. The generous room provides ample space for a dining area and for seating, and features a radiator, hardwood flooring and a pair of sliding doors that open out to the garden.



First Floor Landing:

Having a large upvc double glazed window to the rear of the property and loft access via a retractable ladder. The loft is fully boarded.

Bedroom:

A double bedroom with a radiator, a built in wardrobe and a upvc double glazed window to the front which enjoys the afternoon and evening sun.

The **Ensuite** features a WC, a wash hand basin and a shower enclosure with a duel headed shower. There is a heated towel rail and a upvc double glazed window.

Bedroom:

A double bedroom with a radiator and a upvc double glazed bay window to the front of the property.

Bedroom:

A double bedroom with a radiator, eaves storage and a upvc double glazed window overlooking the rear garden.

Bedroom:

With a radiator and a upvc double glazed window.





Bathroom:

The very well appointed bathroom features a large bath, a WC, a wash hand basin set on a vanity unit and a generous walk in shower enclosure with a rainfall shower head. There is a heated towel rail and a upvc double glazed window.

External

Fairhaven sits back from the road behind a mature well stocked garden affording a high degree of privacy. There is a driveway providing off street parking for two cars. The Garage has a roller door and has power and light connected.

To the side of the property there is a mature lawned garden that enjoys the afternoon and evening sun.

To the rear there is a paved seating area with a gazebo and a lawned garden.

The garden building is currently used as a home office, but will also be ideal as a hobby room or relaxing garden room.

Additional Information

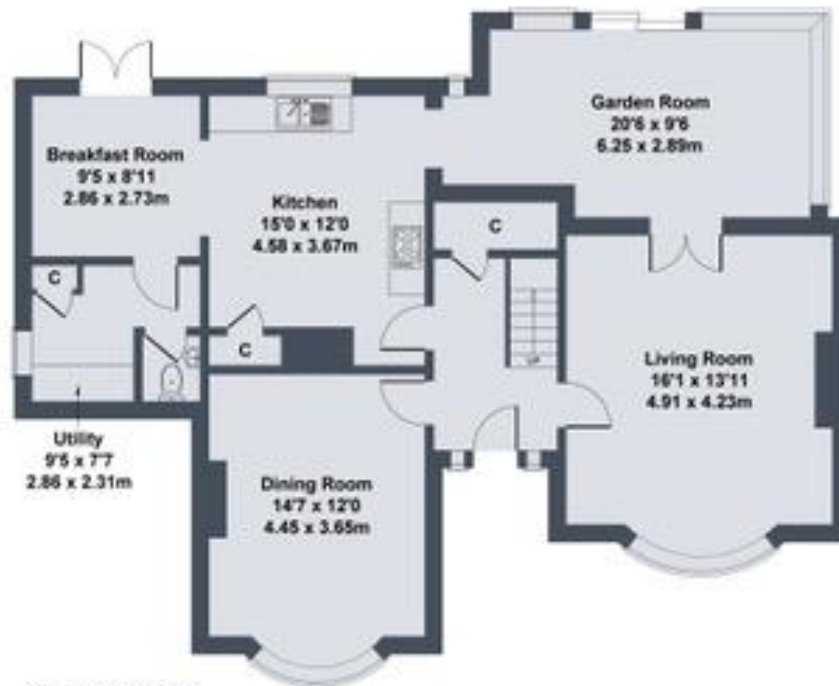
The postcode is DL10 7AZ and the Council Tax Band is E.

The gas central heating boiler is located in the utility room.

The roof has recently been recovered.



12 The Avenue, Richmond, DL10 7AZ



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.

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