

PLOT 61 Springcroft Close, Hipswell, Richmond, DL9 4NZ

£214,950

marcus alderson estate agents

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2-BEDROOM MID TERRACED BUNGALOW in The BEST NEW HOMES LOCATION - COMMUNITY, CONVENIENCE & COMFORT with LEISURE, SHOPPING, ENTERTAINMENT & SCHOOLING for all ages nearby.
2-Bedroom SEMI-DETACHED BUNGALOW (VERY EFFICIENT estimated 'B' Energy Rating). Long HALLWAY, SITTING ROOM, 5.03m x 2.49m (16'6" x 8'2") equipped KITCHEN/DINING ROOM, 2 DOUBLE BEDROOMS, BATH/SHOWER ROOM. Off-street PARKING & an enclosed South Facing REAR GARDEN. Gas Central Heating & UPVC Double Glazing. ICW 10 Year Build Safe Structural Warranty - FREEHOLD.
Excellent access A1(M) & A66 at Scotch Corner, & mainline rail station at Darlington – LONDON Kings Cross about 2 hours 20 minutes. The area is ideal for WALKING, CYCLING etc & the SPECTACULAR DALES SCENERY speaks for itself. Historic Richmond market town is under 3 miles away.

7 GREAT REASONS to make this your next home – See aerial plan: The New £21 million Town Centre redevelopment (Completing this Winter) will transform the surrounding area - SEE Aerial Site Plan. There'll be a new TOWN CENTRE SCHEME (Under 10 minutes' walk; under 4 minutes by bicycle) & a rejuvenated 4-acre CORONATION WOODLAND PARK which will include landscaping improvements with accessible footpaths & cycleways to the New Town Centre leading to Richmond Road. There'll be a new, 3-storey COMMUNITY ENTERPRISE HUB hosting food & beverage kiosks, local community spaces & small business incubator offices, a CIVIC SQUARE & MINI PLAZA hosting community markets, food festivals etc, Sensory & Reflective Gardens, & an upgraded multi-age Play Area. SHOPPING & LEISURE: Princes Gate Retail & Leisure Centre (3 Swimming Pools), & Savoy 7-screen Cinema; Tesco, Aldi, & more.....

THE IMMEDIATE AREA

The New £21 million Town Centre redevelopment (Completing this Winter) will transform the surrounding area - SEE Aerial Site Plan. There'll be a new TOWN CENTRE SCHEME (Under 10 minutes' walk; under 4 minutes by bicycle) & a rejuvenated 4-acre CORONATION WOODLAND PARK which will include landscaping improvements with accessible footpaths & cycleways to the New Town Centre leading to Richmond Road. There'll be a new, 3-storey COMMUNITY ENTERPRISE HUB hosting food & beverage kiosks, local community spaces & small business incubator offices, a CIVIC SQUARE & MINI PLAZA hosting community markets, food festivals etc, Sensory & Reflective Gardens, & an upgraded multi-age Play Area.
SHOPPING & LEISURE: Princes Gate Retail & Leisure Centre (3 Swimming Pools), & Savoy 7-screen Cinema; Tesco, Aldi, etc.

HALL

KITCHEN & DINING ROOM 5.03m x 2.49m (16'6" x 8'2")

Stylish range of soft-close wall & floor units with integrated oven & hob with extractor over, fridge/freezer, dishwasher & plumbing for washing machine.

SITTING ROOM 4.88m x 3.25m (16'0" x 10'8")

BEDROOM 1. 3.89m x 3.07m (12'9" x 10'0")

BEDROOM 2. 3.07m x 2.44m (10'0" x 8'0")

BATH/SHOWER ROOM

3-piece suite with shower over bath.

OUTSIDE

Front Garden turfed open plan with tarmac driveway. South facing Rear Garden top soiled with textured concrete paved patio & perimeter paving.

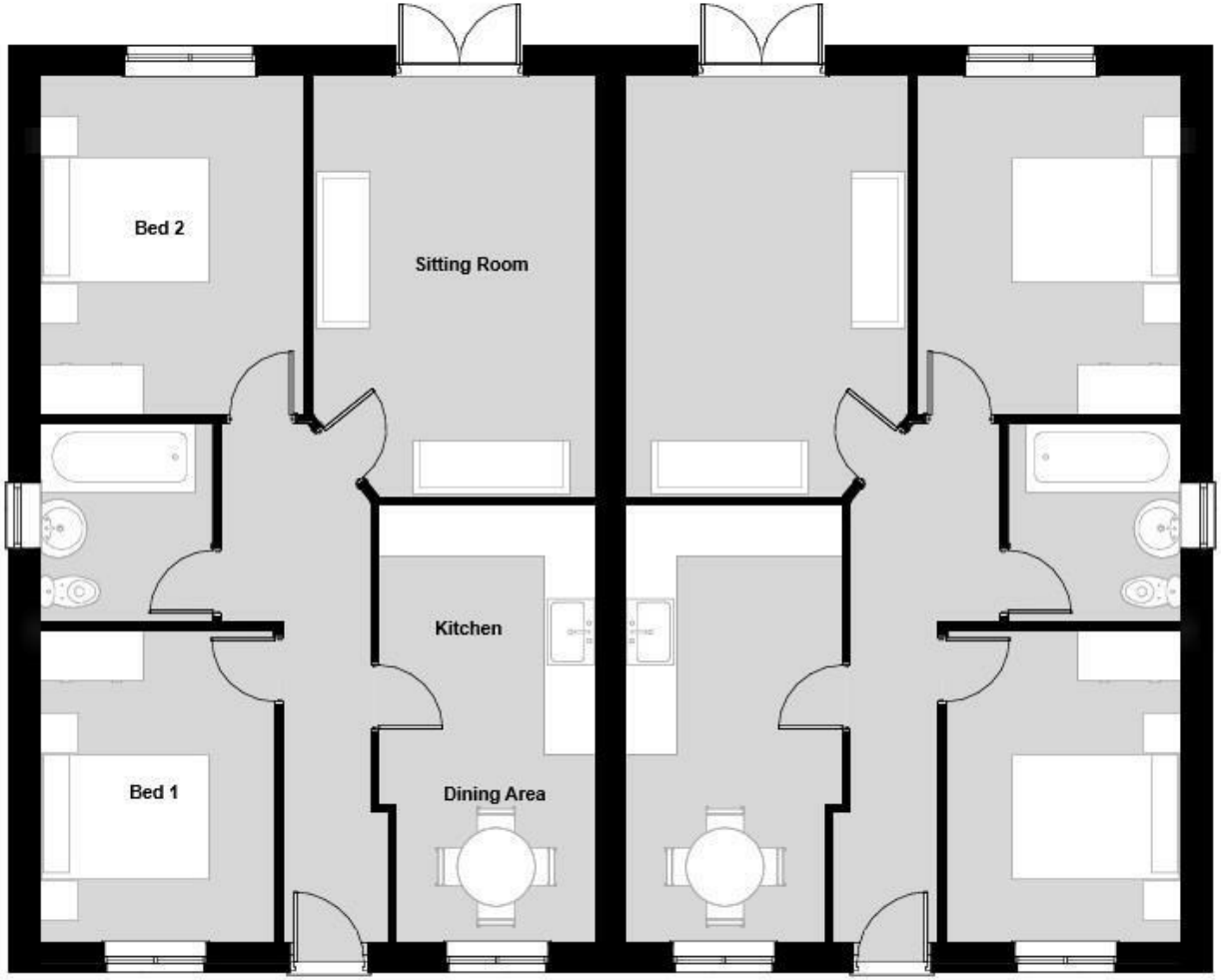
NB

- Freehold
- Mains Water, Gas, Electricity & Drainage.
- GREEN FEES covering the communal green areas of circa £120 per year will apply.
- Council Tax Band: To be confirmed.
- The details outlined are an indication of the proposed specification. The developer reserves the right to alter any part of the development specification at any time.
- IMAGES ETC: Computer Generated Images (CGi's), Photographs, Artists Impressions & Floor Plans are for illustrative Purposes only.





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PLOT 62

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	







