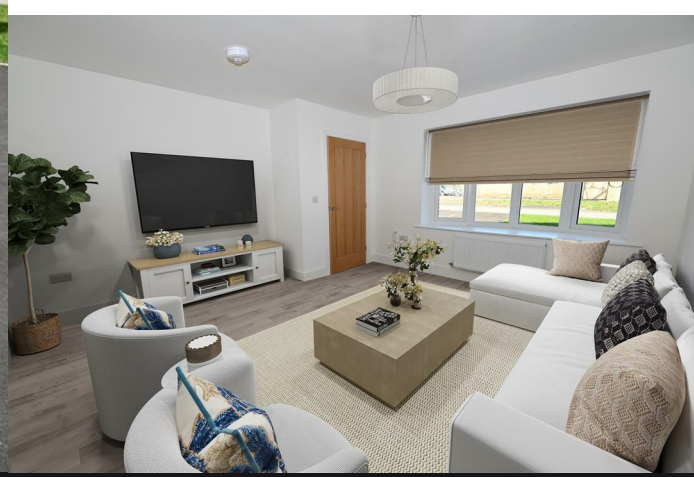








PLOT 43 Summercroft Road, Hipswell, Richmond, DL9 4NY

£317,950

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HALL

SITTING ROOM 4.20 x 4.18 max (13'9" x 13'8" max)

KITCHEN & DINING ROOM 6.00 x 3.36 (19'8" x 11'0")
Stylish range of soft-close wall & floor units with integrated oven & gas hob with extractor over, fridge/ freezer & dishwasher.

UTILITY 2.39 x 1.75 (7'10" x 5'8")
Sink, plumbing for washing machine & space for a tumble drier

WASHROOM/WC 2.00 x 1.04 (6'6" x 3'4")

Good-sized INTEGRAL GARAGE 6.00 x 2.98 (19'8" x 9'9")
(See below).

FIRST FLOOR LANDING
Built-in cupboard.

BEDROOM 1. 3.53 x 3.17 plus robes (11'6" x 10'4" plus robes)
PLUS built-in wardrobe.

EN SUITE 2.10 x 1.43 plus shower cubicle (6'10" x 4'8" plus shower cubicle)

BEDROOM 2. 3.58m x 2.49m plus robes (11'8" x 8'2" plus robes)
PLUS built-in wardrobe.

BEDROOM 3. 4.34 max x 3.17 (14'2" max x 10'4")

BEDROOM 4/STUDY 2.51 x 1.99 (8'2" x 6'6")

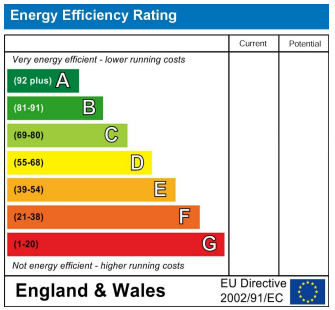
Large 'HOUSE' BATH/SHOWER ROOM 2.95 x 1.88 (9'8" x 6'2")

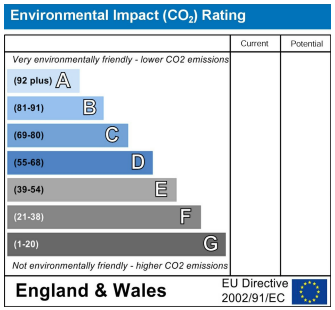
OUTSIDE
Good-sized INTEGRAL GARAGE (6.00m x 2.98m/19'8" x 9'9") with strip-light & power. Front Garden turfed open plan with block-set driveway. Rear Garden top soiled with textured concrete paved patio & perimeter paving. 1.83m/6ft close board fencing between houses, 1.22m/4ft close board fencing between rear gardens. Enclosed Rear Garden.

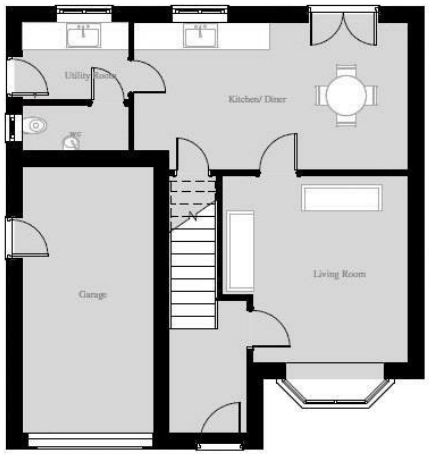
SPECIFICATION
- KITCHEN - Integrated oven, gas hob & extractor, fridge/freezer & dishwasher.
- UTILITY - sink, plumbing for washing machine & space for a tumble drier.
- BATHROOMS - Contemporary range of white fittings.
- TILING - Ceramic wall & floor tiling to selective kitchen, bathrooms & cloakroom areas.
- DOWN-LIGHTING - Kitchen/Dining Room & Bathrooms.
- TV POINTS - Living room, kitchen/dining room & bedrooms.
- HEATING - Gas Central Heating/Hot Water System.
- WINDOWS & FRENCH DOORS - White uPVC double glazed.
- EXTERNAL DOORS - Light grey composite front door, white uPVC side/rear door.
- GARAGE DOOR - Up & over solid steel garage door.
- FLOOR COVERINGS - Option to fit from our supplier 'at cost' - details on request.
- WALLS & CEILINGS - Smooth skim finish in white.
- WOODWORK - White satin finish.
- CAR CHARGING POINT - Wiring made ready for electric car charging point.
- RAINWATER GOODS - Black uPVC.

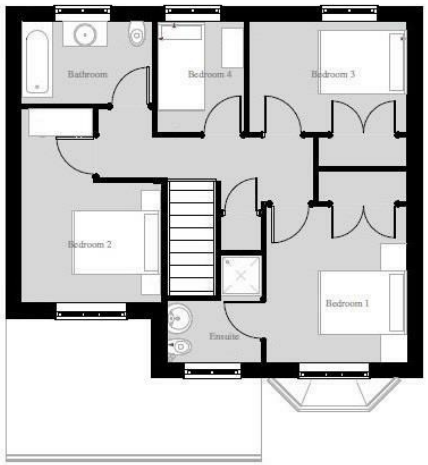
NB

- 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.









FIRST FLOOR