

*1 St. Johns Park, Aldbrough St. John, Richmond, DL11 7TW*  
*Price £500,000*



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Welcome to this stunning detached house located in the picturesque St. Johns Park, Aldbrough St. John, Richmond. This property boasts a spacious, light and airy lounge diner perfect for entertaining guests or simply relaxing with your family and enjoying easy access to the beautiful South West facing rear garden via large sliding doors.

The kitchen is a modern, shaker style with built in neff cooking appliances, a built in larder fridge, and granite work surfaces, whilst a large utility room offers ample space (and plumbing) for washing machine and dishwasher, and with another built in oven it is almost a second kitchen.

With four bedrooms, 2 on the ground floor and two on the first floor, there is ample space for everyone in the household to enjoy their own private sanctuary, and two bathrooms ensure that there will be no more morning queues, making getting ready for the day a breeze. Parking will never be an issue with a double length garage and private driveway, providing convenience for you and your guests.

Imagine coming home to this charming property, nestled in a tranquil setting, offering both privacy and a sense of community. The lush surroundings of St. Johns Park create a serene atmosphere, perfect for unwinding after a long day.

Aldbrough St John is an extremely popular village with a fantastic and active community noted for its annual feast, cricket ground, pretty village greens and pleasant walks. The village has its own well respected pub The Stanwick Arms which is a cozy spot to have a meal and meet the neighbours. Located just 7 miles from the popular Market Town of Richmond which offers many top-class restaurants, pubs and tea shops, perfect for a spot of lunch, afternoon tea or a lazy supper, and the chance to browse the weekly market and monthly farmers' market with local produce and crafts is not to be missed.

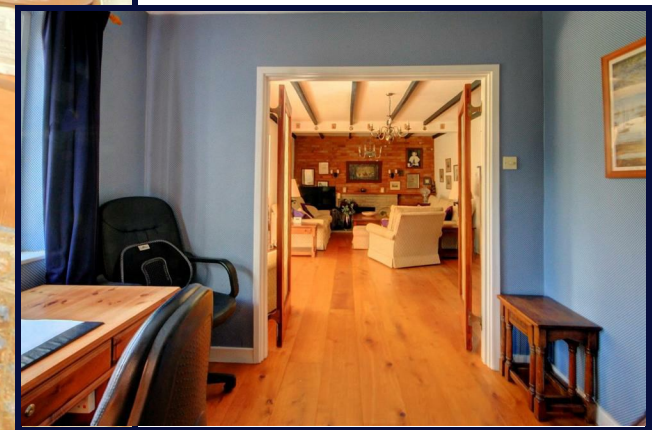
If you want to immerse yourself in the joys of village life, then look no further.







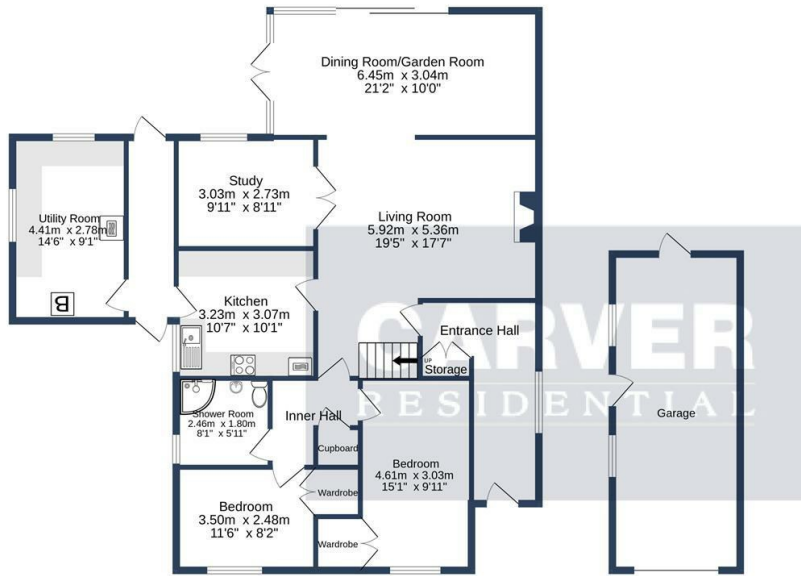
- No Onward Chain
- Popular Village Location
- Extremely Spacious Lounge Diner
- South West Rear Garden
- Double Length Garage
- Large utility room
- Study
- 2 Ground Floor Bedrooms
- 2 Bathrooms











GROUND FLOOR  
124.3 sq.m. (1338 sq.ft.) approx.



1ST FLOOR  
58.5 sq.m. (630 sq.ft.) approx.

ST JOHN'S PARK, ALDBROUGH ST JOHN. DL11 7TW.

TOTAL FLOOR AREA: 182.8 sq.m. (1968 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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>		<b>65</b>
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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