

Roseberry
Darlington Road



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A rare opportunity to purchase this spacious two-bedroom detached bungalow situated in a highly regarded area of Barnard Castle. The property boasts excellent sized gardens to the front and rear, tarmac driveway and garage and enjoys stunning views across open countryside towards Richmond.

Early viewing is essential to fully appreciate this property.

The historic town of Barnard Castle offers a wide range of amenities including national and local retailers, sports centre, educational opportunities at both primary, secondary and sixth form level, a traditional weekly market and monthly farmer's market. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds are also easily accessible.

The house itself is set well back from the road providing privacy and space and briefly comprises Entrance Vestibule, Dining Room, Kitchen, Living Room, Two Double Bedrooms and Bathroom.



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ACCOMMODATION

Entrance Vestibule

Door to the Dining Room

Dining Room

Situated to the front elevation with bay window enjoying views onto the front garden, slate fireplace with gas fire inset and back boiler, picture rails and doors to the Kitchen and Inner Hallway.

Inner Hallway

A spacious hallway with doors leading to all accommodation, and access to the loft which is partially boarded with Dormer window.

Kitchen

The Kitchen is fitted with a good range of wall and floor units, integral appliances to include Neff fridge & freezer, washing machine, dryer, Smeg electric oven and hob and Belfast sink. Picture window enjoying views over the garden and far-reaching views towards the Stang. Door leading to internal passageway with doors providing access to Garage and stable door leading to the Garden.

Living Room

With bay window enjoying views over the Garden and open fire with tiled fireplace and Mahogany mantle.

Bedroom 1

A bright and spacious room overlooking the Garden through the large bay window, window to side elevation and radiator.

Bedroom 2

A double bedroom situated to the front elevation with bay window to dual aspect and radiator.



Bathroom

Fitted with a white suite comprising of cast iron panelled bath with electric shower over, wc, hand wash basin, radiator, obscured window and airing cupboard housing the water tank.

Rear Porch

Victorian tiled flooring and double door providing access to the Garden.

EXTERNALLY

A sweeping tarmac driveway leads to the front of the house and onto a parking area for several cars. The front Garden is mainly laid to lawn with established flowerbed and shrub borders which include a Copper Beech Tree.

The rear Garden enjoys an open aspect with stunning views towards the North Yorkshire hills including 'The Stang'. The Garden is mainly laid to lawn with established flowerbed and tree borders including Apple & Plum trees and vegetable patch.

Garage- With up and over door, light and power.

Viewing

Strictly via appointment only through the selling agents.

Tenure

Freehold.

Services

Gas central heating (back boiler), Mains Electricity, Water & Drainage.

Council Tax

Band E

Brochure

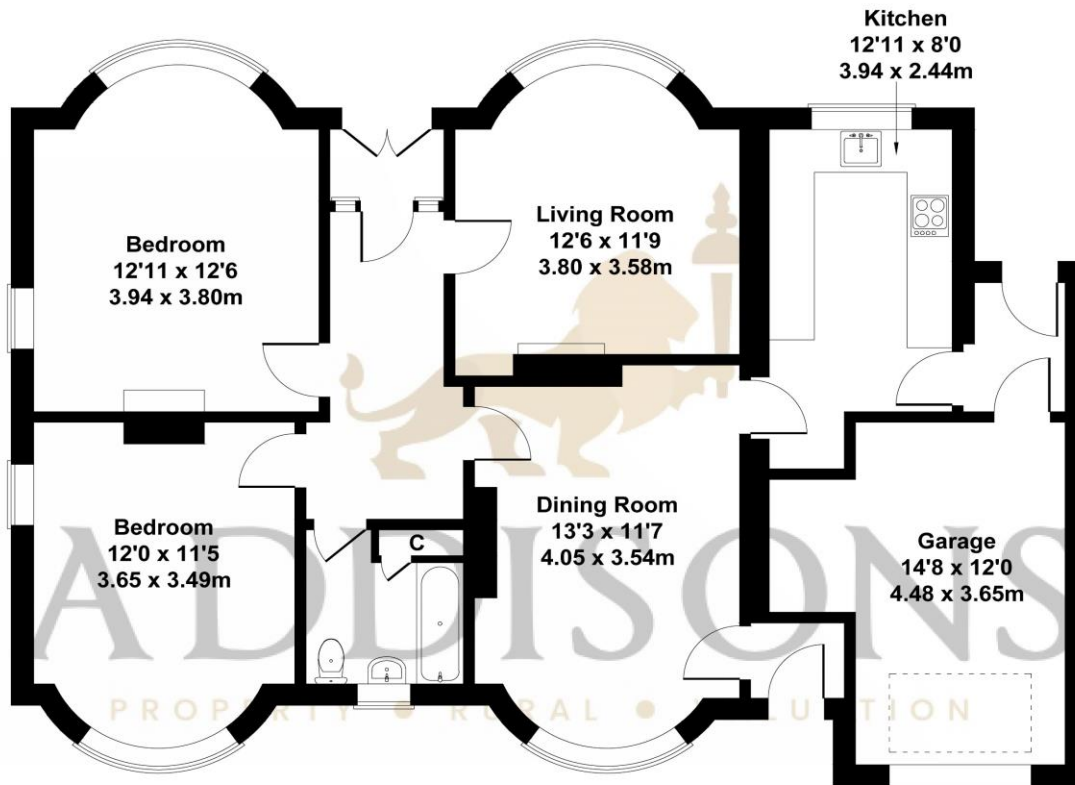
Photographs and Details taken February 2024. Some external photographs taken Summer 2023.





Floor Plan

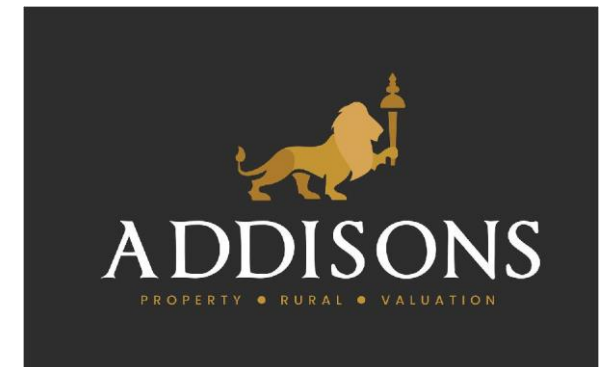
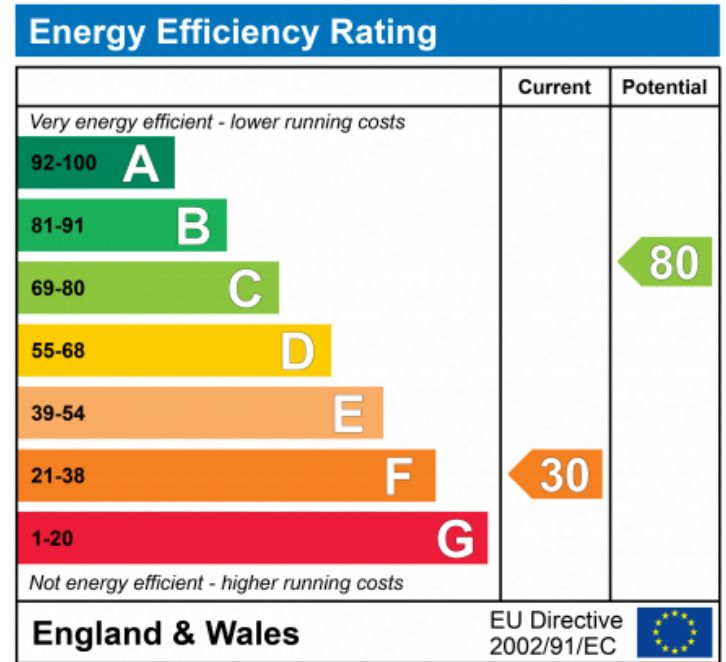
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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