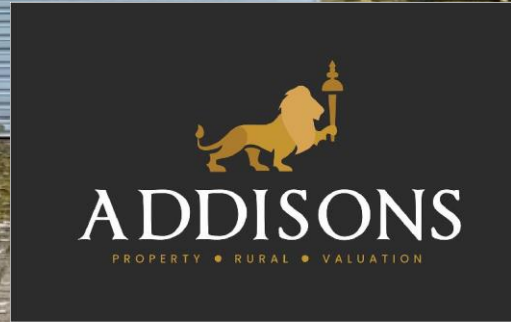




The Paddock

Barnard Castle



ABOUT THE PROPERTY

A well-presented stone built four-bedroom family property with Garden and Garage occupying an elevated position within a small cul-de-sac in Startforth.

The property benefits from Gas Fired Central Heating and Double Glazing throughout and briefly comprises Dining Kitchen, Living Room, and Cloakroom the Ground Floor and Four bedrooms one with En-Suite and family Bathroom to the First Floor.

Startforth is situated a pleasant twenty-minute walk from of the historic and popular market town of Barnard Castle. Within Barnard Castle, there are a wide variety of amenities such as restaurants, independent shops, primary and secondary schools. Further amenities are available in Darlington and Bishop Auckland which are both within a thirty-minute drive.



ADDISONS

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ACCOMMODATION

GROUND FLOOR

A stone entrance porch with mullion windows and glazed door providing access to the property.

Dining Kitchen

The Kitchen is fitted with a good range of base and wall units, large walk-in pantry, sink with mixer tap and drainer, 7 burner gas cooker, integrated dishwasher, plumbing for a washing machine, space for a freestanding fridge/freezer and window overlooking the front courtyard. The Dining Area is a great space allowing room for a large family dining table and chairs with large radiator and a further window overlooking the front courtyard. Doors leading to the Cloakroom and Living Room.

Cloakroom

Having WC, wash-hand basin and radiator.

Living Room

A bright and spacious living room situated to the rear elevation with French doors leading to the Garden. There is a multi-fuel wood burning stove set into a brick and stone surround and a turn staircase leading up to the First Floor Landing.

FIRST FLOOR

Landing

Loft hatch and doors leading to the First-Floor accommodation.

Bedroom 1

A double room with window overlooking the front elevation, radiator and door leading into the En-Suite comprising of walk-in shower, hand wash basin, WC, heated towel rail and obscured window.

Bedroom 2

A double bedroom with window overlooking the rear garden, built-in wardrobe with hanging rail and shelving, and radiator.



Bedroom 3

A double bedroom with window overlooking the front elevation, built in wardrobe with hanging rail and shelving, and radiator.

Bedroom 4

A single bedroom with window overlooking the rear elevation, built in wardrobe with hanging rail and shelving, and radiator.

Bathroom

White suite comprising of panelled bath with shower overhead, hand wash basin, wc and heated towel rail.

EXTERNALLY

The property is approached over a shared block paved driveway where there is access to the spacious, detached Garage having an electric roller door with light and power connected. Double opening gates provide access to the enclosed front courtyard where there is parking for at least one vehicle. A wooden personnel gate to the side of the property leads to the rear south facing Garden which is mainly laid to lawn with raised patio area, the Garden is fully enclosed by fencing and hedging.

PRICE

£320,000

VIEWING

Strictly via appointment through the selling agents.

TENURE

Freehold

COUNCIL TAX

Band D

SERVICES

Gas Central Heating, Mains Electricity, Water and Drainage.

BROCHURE

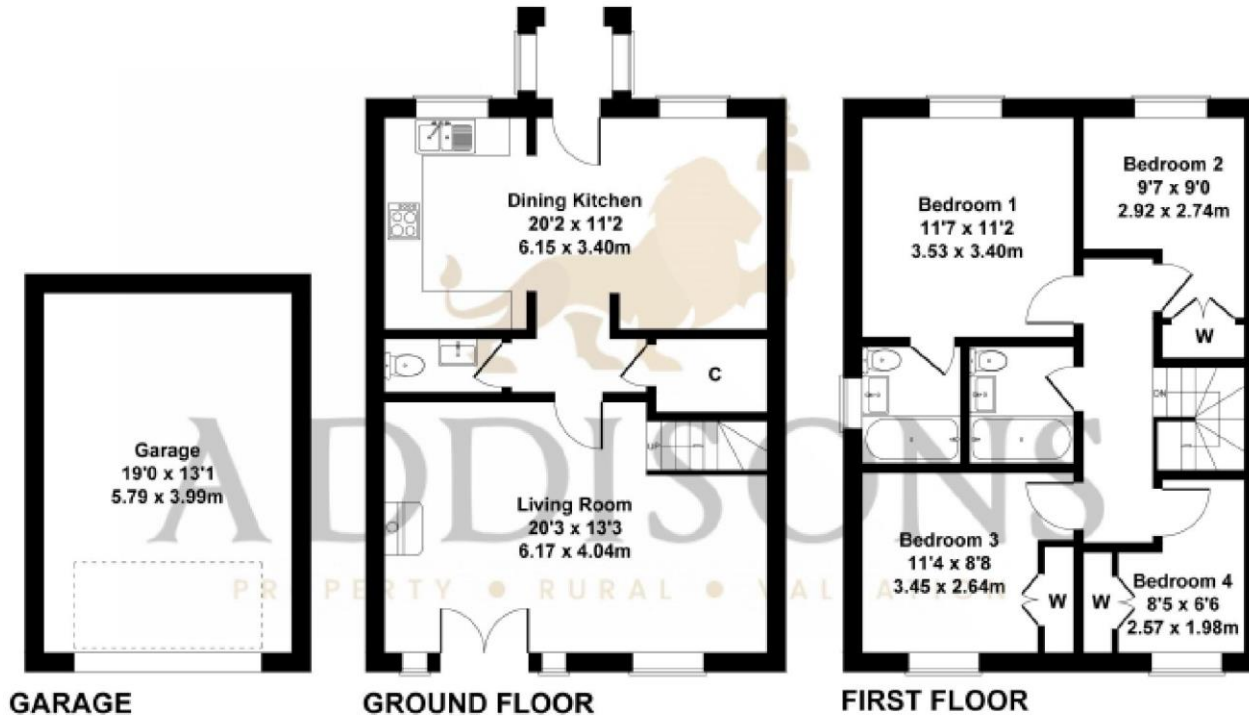
Photographs & Details taken February 2024.





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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		85
69-80	C		
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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