



Kinghorne Road
Barnard Castle



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ABOUT THE PROPERTY

A beautifully presented spacious four bedroom detached house situated on a desirable new estate in the historic market town of Barnard Castle.

The accommodation briefly comprises: - Entrance Hallway, Ground Floor WC, Sitting Room, Open Plan Living/Dining/Kitchen, Utility Room, Master Bedroom with En Suite, 3 Additional Bedrooms, Family Bathroom, Single Garage, Enclosed Garden and Off Street Parking for Two Cars.

The property is situated in the historic market town of Barnard Castle which offers a good range of local amenities including shops, cafes, restaurants, banks and well respected schools



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ACCOMMODATION

GROUND FLOOR

Hallway

Laminate flooring, radiator, stairs off to first floor, useful cloaks cupboard and access to all ground floor rooms.

Living Room

Bay window overlooking the front garden and two radiators.

Open Plan Living/Dining/Kitchen

Selection of white gloss wall and floor units with under cabinet lights, wood effect worktops and upstands, glass splashbacks, integrated appliances including double oven, fridge freezer, dishwasher, hob, stainless steel extractor hood, sink unit with mixer tap and drainer. Large glazed bay with French Doors accessing the rear garden, dining area with space for a large table and family seating area with two radiators.

Utility Room

White gloss wall and floor units with wood effect worktops and upstands, cabinetted gas fired central heating boiler, plumbing for washing machine, space for tumble dryer, wall mounted thermostat and door leading to rear garden.

Cloakroom

Low level wc, pedestal wash hand basin with tiled splashback and radiator.

FIRST FLOOR

Landing

Radiator, access to loft space and to all first floor accommodation.

Master Bedroom

Double bedroom situated to the front of the property with two windows, radiator and wall mounted thermostat.

En Suite

Partially tiled walls, large shower cubicle with mains shower, low level wc, pedestal wash hand basin, heated towel radiator, shaver point and extractor fan.



Bedroom 2

Double bedroom with radiator

Bedroom 3

Double bedroom with radiator

Bedroom 4

Double bedroom with radiator.

Bathroom

Panelled bath, shower cubicle with mains shower, low level wc, pedestal wash hand basin, heated towel radiator, extractor fan and shaver point.

EXTERNALLY

To the front of the property there is a lawned garden and block paved drive providing off street parking for two cars, single garage having light and power. Pathway leads to the rear enclosed garden with lawned areas and easily maintained pebbled garden, external water tap and lighting.

PRICE

£375,000

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors

TENURE

Freehold

COUNCIL TAX

Band E

SERVICES

Gas Central Heating, Mains Electricity, Water and Drainage.

BROCHURE

Library Images 2019



Floor Plan

11 Kinghorne Road, Barnard Castle



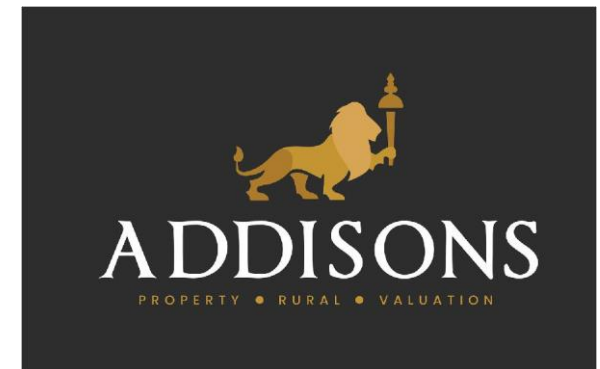
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2019



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		92
81-91	B	83	
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	



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