



Green View

Eggleston



ABOUT THE PROPERTY

A wonderful opportunity to purchase this well presented deceptively spacious three/four-bedroom property situated in an elevated position overlooking Eggleston village green.

The property benefits from Double Glazing throughout and briefly comprises Hallway, Open Plan Living/ Dining Room, Kitchen, Bathroom and Two Bedrooms to the Ground Floor with Two Bedrooms and Bathroom with separate WC to the First Floor. Externally the property benefits from front and rear gardens with detached Garage.

Situated in the desirable village of Eggleston, the property enjoys a pretty village setting, whilst remaining easily accessible to the historic market town of Barnard Castle and its many local shops, amenities, and schools.



ADDISONS

PROPERTY • RURAL • VALUATION

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ACCOMMODATION

GROUND FLOOR

Front door leading to Hallway.

Entrance Hall

The hall, which is tiled, is filled with light from the galleried landing above and has stairs to the first floor, doors providing access to the ground floor accommodation and wall mounted electric heater.

Open Plan Living/Dining Room

A bright and spacious L Shaped Living/Dining Room with inset fireplace with wood burning stove, windows to dual aspect overlooking the village green, wall mounted electric heater.

The Dining Area has windows to dual aspect and door leading into the Kitchen.

Kitchen

With tiled flooring continuing from the Hallway, an excellent range of wall and base units incorporating one and a half bowl stainless steel sink unit with mixer and drainer, electric hob with extractor hood, integral oven, plumbing for washing machine, integrated dishwasher, and space for freestanding fridge freezer. Bi-fold doors leading to the Conservatory and door leading into the Dining Area.

Conservatory

Exposed stone wall and two doors providing access to the garden from both sides.

Bedroom 1

A double bedroom with window to the rear elevation and electric heater.

Bedroom 4/Study

Situated to the front elevation with large window overlooking the village green, this room could lend itself to variety of uses for example an additional bedroom, study or playroom.

Shower Room

Walk in shower, wash hand basin, WC, heated towel rail, fully tiled walls and flooring and obscured window to the rear elevation.



FIRST FLOOR

Landing

Galleried Landing with windows overlooking the rear elevation, access to eaves and doors leading to the first-floor accommodation.

Bedroom 2

A double bedroom with window overlooking the garden and fields beyond, eaves storage and electric heater.

Bedroom 3

A double bedroom with window overlooking the garden and fields beyond, eaves storage and electric heater.

Bathroom

Panelled bath, wash hand basin, heated towel rail and two frosted windows. Separate WC with hand wash basin and cupboard housing the water tank.

EXTERNALLY

The front of the property benefits from well stocked flower bed borders with pathway leading to the front door. The rear garden can be accessed from either side of the property via wooden gates, the east side of the garden benefits from a lawned area with well stocked shrub and flower bed borders with stone flagged patio seating area, there is a raised gravelled area seating housing vegetable patch to the west side of the garden with outside tap.

Garage with up and over door, light and power.

PRICE

£325,000.

VIEWING

Strictly by appointment through the selling agents Addisons.

TENURE

Freehold

COUNCIL TAX

Band E

SERVICES

Mains Electricity, Water and Drainage

BROCHURE

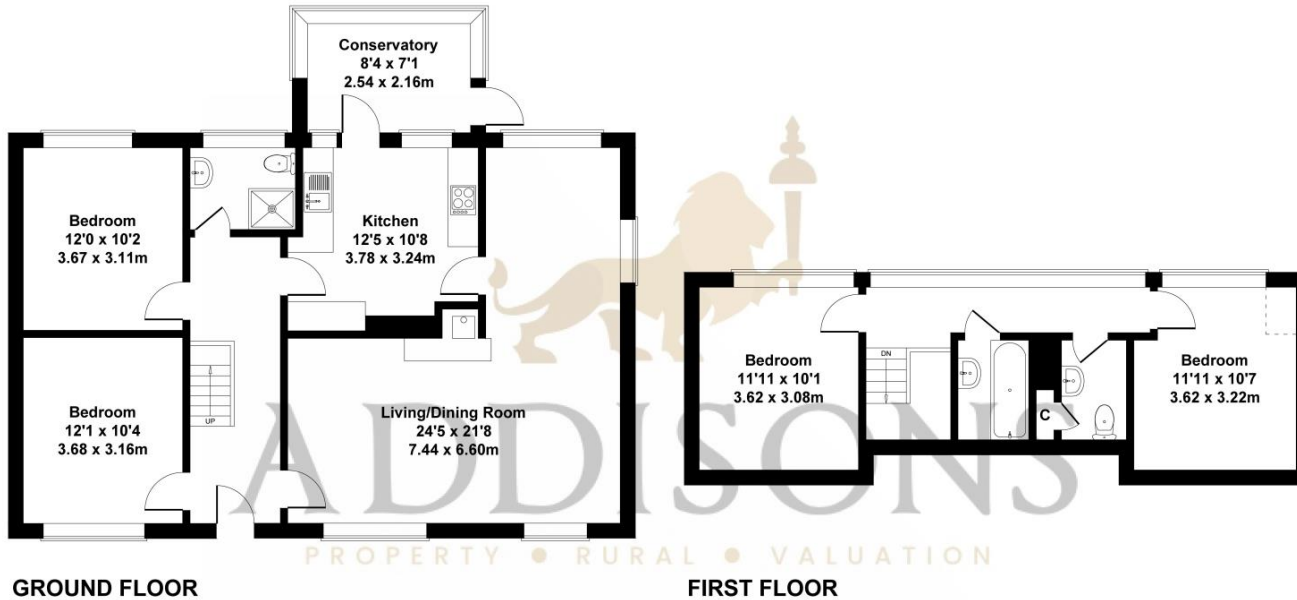
Photographs and Details taken May 2024.





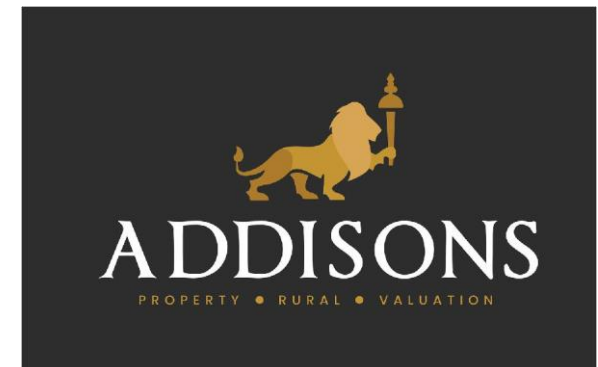
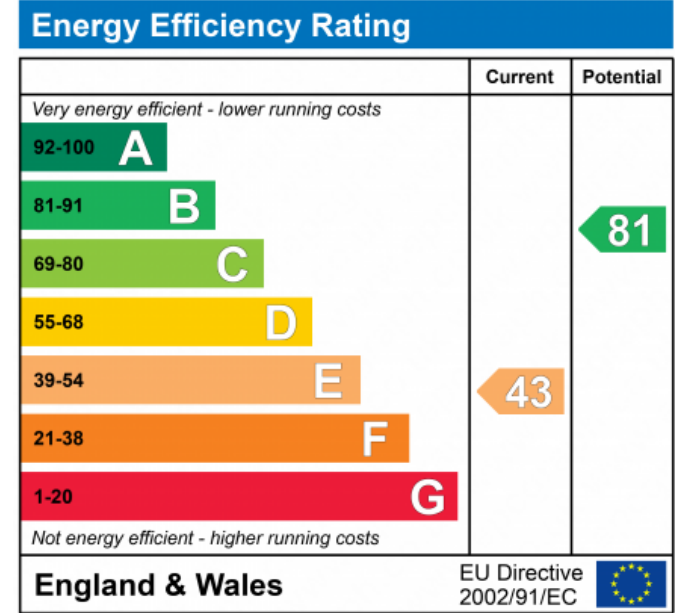
Floor Plan

Green View, Eggleston, DL12 0AL



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



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