



**St. Gregory Close**  
Staindrop



**ADDISONS**  
PROPERTY • RURAL • VALUATION

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# ABOUT THE PROPERTY

We are pleased to offer to the market this superb extended bungalow located on a desirable corner plot within the popular village of Staindrop. The property offers beautifully presented modern accommodation which has much improved by the current owners to create this wonderful family home.

The accommodation briefly comprises: - Hallway, Two Double Bedrooms, Large Living/Dining Room, Open Plan Living Kitchen and Utility Room to the Ground Floor. Further Attic Room with its own Cloakroom. Externally there is a Single Garage, Gardens, Patio and Off Road Parking. Benefitting from Gas Fired Central Heating and Double Glazing Throughout.

Staindrop is a popular village situated to the south of Raby castle on the A688 midway between Barnard Castle and West Auckland. The village has a thriving community and boasts both a primary and secondary school a number of shops, cafes and tea rooms making it an ideal place to live.

To fully appreciate this wonderful property, we would suggest viewing immediately to avoid disappointment.



## ADDISONS

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# ACCOMMODATION

## GROUND FLOOR

Entrance is taken from the front of the bungalow stepping into a L-shaped **Hallway** - with oak doors leading off to the main accommodation. **Bedroom One** - Double bedroom with bow window and sliding mirrored wardrobes. **Bathroom** - Cabinetted hand wash basin and low level wc, panelled bath with shower over and screen. **Bedroom Two** - Double bedroom with sliding mirrored wardrobes and views over the garden. **Living/Dining Room** - This is a fantastic reception room with large bow window to the front and feature marble fire place with open fire. Part of the room is currently utilised as a study but could easily be used as a formal dining area or an extension of the current living space. Steps lead down to the **Open Plan Kitchen/Dining/Living Room** - Fitted with a range of modern gloss wall and floor units with worktops incorporating sink unit with mixer tap and drainer. integrated double oven, plumbing for dishwasher and space for American style fridge freezer. Island unit providing further storage with induction hob and pop up extractor fan. A bespoke dining table fits onto the end island unit. Living area with bi-fold doors providing access to the rear garden. **Utility Room** - Spacious utility with fitted wall and floor units, worktops incorporating sink unit, plumbing for washing machine and space for under counter appliance. Door leading out to the rear garden.

## FIRST FLOOR

Stairs are taken from the Kitchen/Living Area to an **Attic Room** - which could lend itself to a number of uses, enjoying wonderful views to the front. **Cloakroom** - with low level wc and hand wash basin.

## EXTERNALLY

To the front of the property there is an **Integral Garage** with electric door and parking for one car. **Lawned Front Garden** with gravelled pathway leading to the side elevation which is predominately laid to lawn with gravelled seating area. The property can be accessed directly from the roadside with double gated entry to the gravelled **Driveway** which provides off road parking for several vehicles. Gated entry to a private enclosed **Rear Garden** with paved patio and further lawned garden.



**PRICE**

£425,000 – No Onward Chain

**COUNCIL TAX**

Band C

**TENURE**

Freehold

**SERVICES**

Mains Gas, Mains Electricity, Mains Water and Sewerage.

**VIEWING**

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1

**BROCHURE**

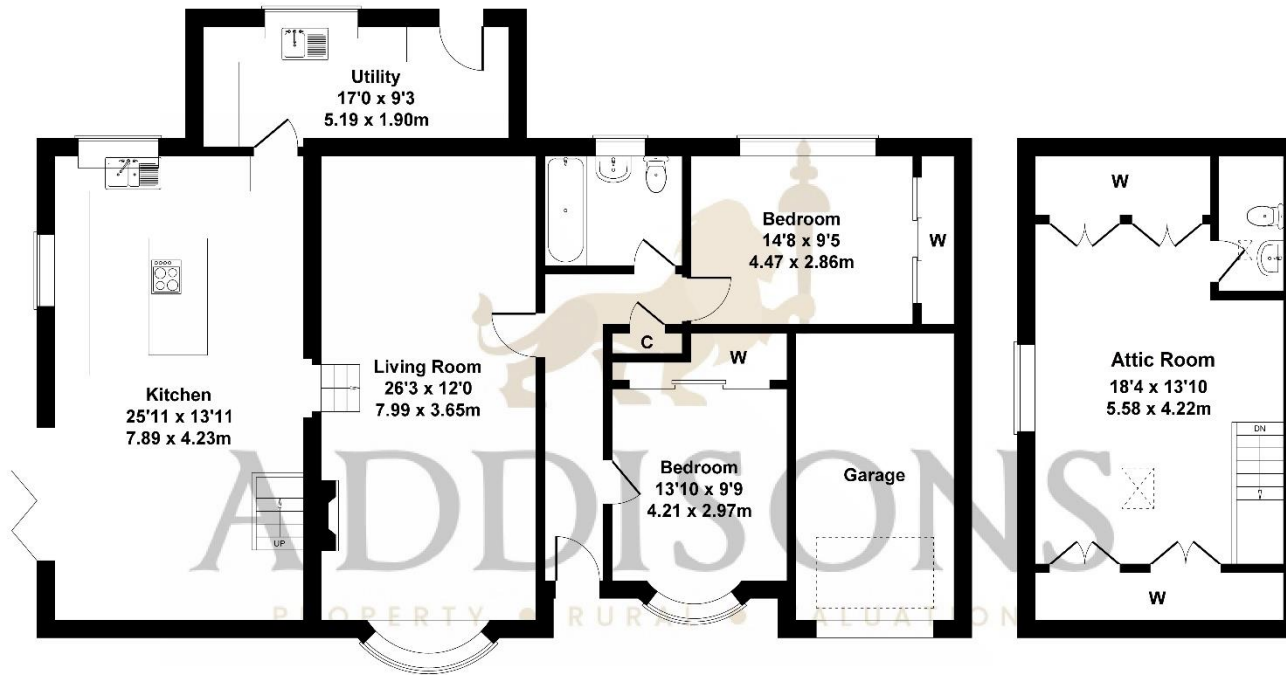
Details and photographs taken May 2024.





# Floor Plan

## 5 St Gregory Close, Staindrop



GROUND FLOOR

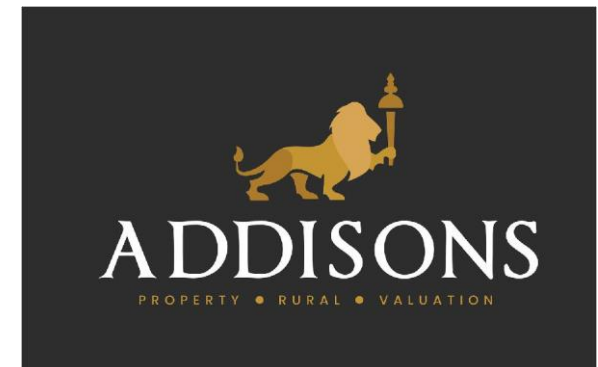
FIRST FLOOR

**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	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		<b>63</b>
39-54	<b>E</b>	<b>44</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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