



Woodlands Cedar Grove, Barton, DL10 6JP
£599,950



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THIS IS VERY SPECIAL: An AMAZING HOME & ESSENTIAL VIEWING. FABULOUS 4 Double Bedroom Detached BUNGALOW (185sqm/1,991sqft), discreetly tucked away on a sizeable plot of about 0.30 acres. Very Recently FULLY REFURBISHED (See below): 6.71m/ 22'0" KITCHEN & DINING ROOM, SITTING ROOM with multi-fuel stove, 3.97m x 3.60m/13'0" x 9'10" SNUG/Large OFFICE, Large HALL, UTILITY ROOM & WASHROOM/WC; 4 Double BEDROOMS, Luxury BATH/SHOWER ROOM & EN-SUITE. Lovely SOUTH FACING landscaped & screened GARDENS, Double GARAGE & multi-vehicle PARKING. Very Recently FULLY REFURBISHED (See below) & should you need more space, with current approval to extend 'upwards' - Ref: 21/00423/FULL - Valid to 21st December 2024. Double-glazing & Gas Central Heating (PLUS Solar Panels)

Barton is well-served village with an award-winning Shop/Post Office, Pub & local walks. For the commuter, the village is ideally situated for the A1(M) & the A66. Darlington mainline railway station about 6 miles (LONDON Kings Cross - about 2 hours 20 minutes) & Teesside Airport are also close at hand. The market towns of Richmond & Darlington offer a wider range of shopping, restaurants & recreational facilities.

PORCH 2.17m x 1.53m (7'1" x 5'0")

Solid Oak parquet flooring.

Main HALL 3.89m x 3.82m (12'9" x 12'6")

Solid Oak parquet flooring.

SITTING ROOM (South) 5.72m x 3.93m min (18'9" x 12'10" min)

Fireplace with new Multi-fuel Stove. Double-glazed windows to front & double-glazed patio doors overlooking the gardens.

SNUG/OFFICE (South) 3.97m x 3.60m (13'0" x 11'9")

Solid Oak parquet flooring & double-glazed window overlooking the gardens.

KITCHEN & DINING ROOM (South) 6.71m x 5.71m overall (22'0" x 18'8" overall)

Including Utility Room (See below).

Beautifully finished with a contemporary range of wall & floor units with wood-block worktops & inset double Belfast sink; 120i Everhot Range (3 ovens, hot plate & induction hob) plus integrated Neff appliances. Black Jura Limestone flooring. Double-glazed window to rear & double-glazed patio doors overlooking the gardens. Door to:

UTILITY 3.00m x 1.95m (9'10" x 6'4")

Matching wall & floor units with worktops & sink. Door to outside.

WASHROOM/WC 3.05m x 1.22m (10'0" x 4'0")

Lovely contemporary finish with washbasin & WC. Double-glazed window to rear.

INNER HALL

Built-in double storage cupboard with hot-water cylinder. Down-lighting & loft access.

BEDROOM 1. 4.50m x 4.28m (14'9" x 14'0")

Oak flooring, double-glazed window to front & door to:

EN-SUITE SHOWER ROOM 2.40m x 2.00m (7'10" x 6'6")

Elegantly finished with a glazed shower area, washbasin & inset WC. Display ledge & double-glazed window to side.

BEDROOM 2. 3.62m x 3.05m (11'10" x 10'0")

Double-glazed window to rear.

BEDROOM 3. 4.90m x 3.06m (16'0" x 10'0")

Oak flooring & double-glazed window to rear.

BEDROOM 4. 4.26m x 3.30m min (13'11" x 10'9" min)

Double-glazed window to front.

BATH/SHOWER ROOM 3.12m x 2.08m (10'2" x 6'9")

Gorgeous: centred bath, separate glazed double shower area, inset washbasin & WC. Display ledge, down-lighting & tube-light.

OUTSIDE

Tree planted area & extensive new block paved driveway & parking area with outside lighting, power sockets & cold-water tap.

Detached DOUBLE GARAGE 5.64m x 5.41m (18'6" x 17'8")

New ultra-insulated thermal roller garage doors & rear door. Strip-lighting & power.

Enclosed GARDENS

South facing with an extensive Indian Sandstone patio area & path leading to the main lawned garden with established shrubs & trees. Decked patio area & gravelled area to further Indian Sandstone patio area – plenty of my-space areas.

NOTES

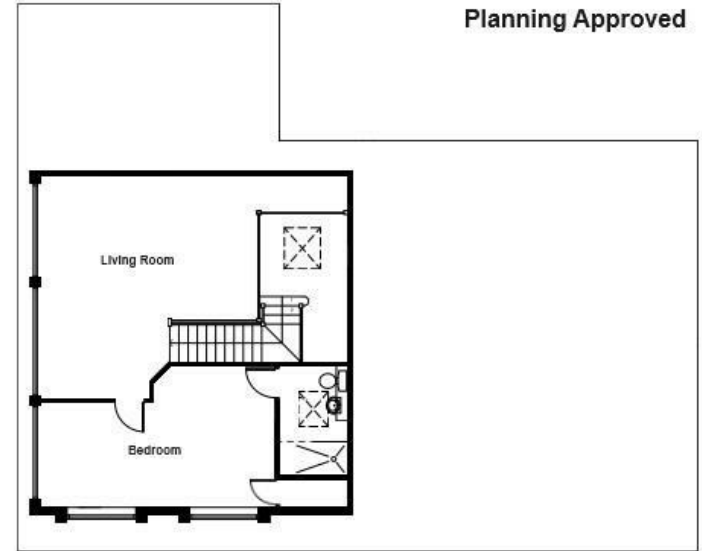
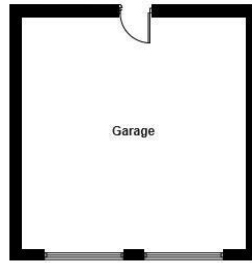
- (1) Freehold
- (2) Council Tax Band: G
- (3) EPC: 70-C
- (4) Woodlands owns the driveway approach...

Totally FULLY REFURBISHED over the past 2-3 years


- New Roof with discreet 'in roof' Solar Panels
- New Heating & Hot-water System
- New aluminium framed double-glazed windows & doors
- Duravit Bathroom sanitary ware
- Black Jura Limestone flooring in kitchen & guest WC.
- Solid Oak parquet flooring to snug & hall – Actual old-fashioned blocks!
- New Multi-fuel Stove.
- 120i Everhot Range (3 ovens, hot plate & induction hob) & all Neff appliances
- New ultra-insulated thermal roller garage doors
- New block paved driveway & Indian Sandstone patios & paths
- Discreet LED under-soffit outside strip-lighting



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Planning Approved

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(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 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 