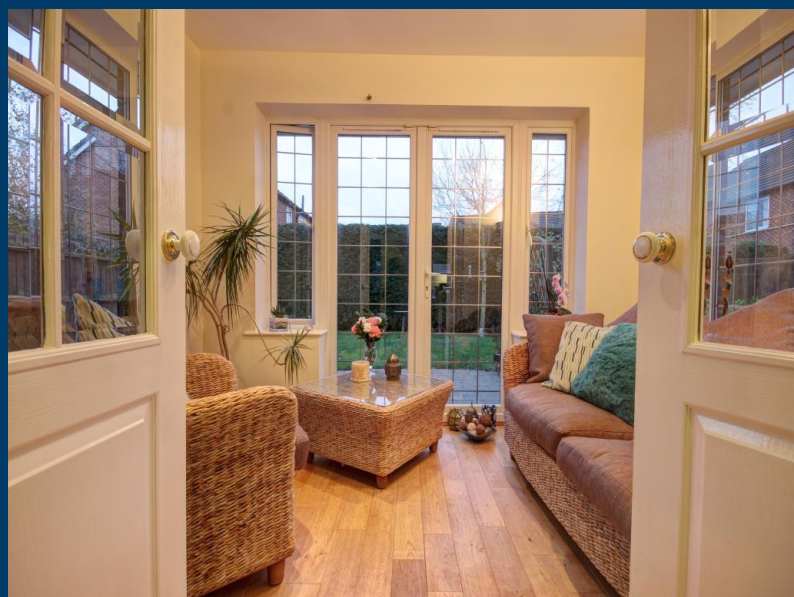
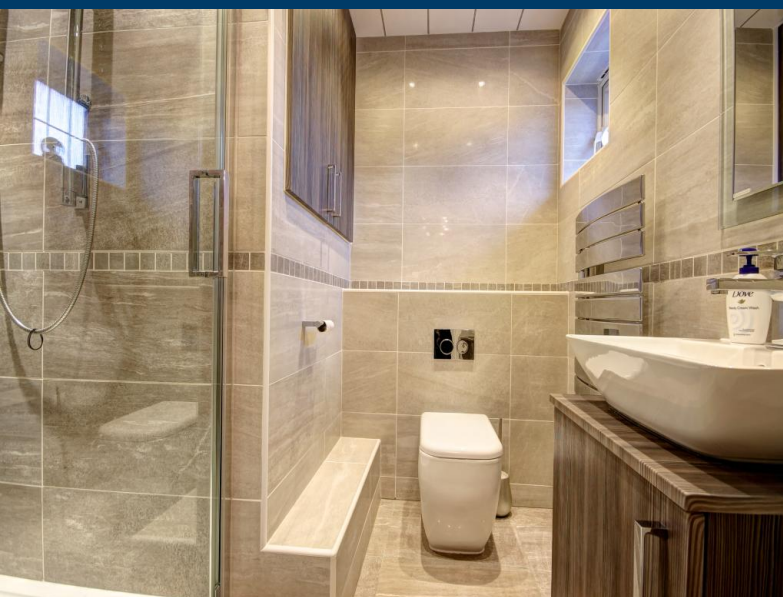




YOUR MOVE

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Barnard Court, Woodstone Village,
Houghton Le Spring, Tyne And Wear
Offers in the region of £275,000

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DESCRIPTION

Built by Bellway in 2001 to The Coleridge style of build the property has been much improved over the last few years. The Coleridge is a very spacious modern style of build ideally suited to growing and established families. To the ground floor there is an entrance hall, cloakroom/w.c., lounge with gas fire, dining room and separate garden room both of which include double glazed French doors to back garden. The 19 ft kitchen/breakfast room is a particular feature of this design and is fitted with an extensive range of units and integral cooking appliances and Amtico flooring. There is a separate utility room again with Amtico flooring and an access door leading to the integral double garage. To the first floor the property is equally impressive with four very well proportioned double bedrooms and family bathroom/w.c. The master and guest bedroom both feature recently refurbished en suite shower rooms and the master bedroom also includes a fitted dressing room with wardrobes. The modern specification includes gas fired central heating via radiators and upvc double glazing. Externally the property has well maintained lawned gardens to the front and rear and off street parking is provided via the integral double garage and a large driveway at the front of the property. EPC Rating D. A copy of the EPC will be available on request.

LOCATION

Barnard Court is located in Woodstone Village which has proved to be an exceptionally popular residential development especially with families. Lying only a couple of miles to the east of Chester le Street it is easily accessible to the town and has excellent road links to Durham City, Gateshead, Newcastle upon Tyne and Sunderland.

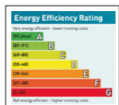
DIRECTIONS

From our Chester le Street office turn left onto Front Street continue to the bottom of the bank then turn right at the traffic lights. Travel straight ahead at the mini roundabout then turn right at the next main roundabout joining the A167 southbound carriageway. At the next roundabout turn left and continue straight ahead at the next roundabout passing the entrance to the Riverside Park and First Class County Cricket Ground. Continue over the River Wear Bridge. Continue past Lumley Castle and the golf course and follow the road to the roundabout at Castle Dene. At the next roundabout turn right onto Barnard Court. The property is situated straight ahead on the left hand side.





Total area: approx. 174.9 sq. metres (1882.2 sq. feet)



For full EPC please contact the branch

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*Source: Nielsen, Oct 2012.

**Calls may be recorded and/or monitored for training and/or security purposes.



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