Ann Cordey
ESTATE AGENTS

13 Beechside, Staindrop, Darlington, DL2 3PE

Offers In The Region Of £425,000

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Situated in an exclusive cul-de-sac location within the village of Staindrop, This three bedroomed detached bungalow provides a peaceful and private setting. Upgraded by the current vendors with exquisite styling and design the property offers a luxurious living, yet homely living experience which would suit a host of buyers.

The bespoke kitchen and dining area is a true showstopper, boasting high-end fixtures, innovative design, quality AEG appliances and a fixed dining table with chairs. The various ambient light setting make it ideal for hosting memorable dinner parties or enjoying casual family meals.

There are two very generous double bedrooms, and a well proportioned third bedroom currently used as a dressing room. These are serviced by a stunning shower room, with electronic control Mira shower. The room is completely tiled with Porcelanosa tiles, illuminated inset display shelves, wall hung Villeroy and Boch WC with a Porcelanosa hand basin positioned within a useful vanity storage cabinet. There is also a convenient separate cloaks/wc.

Externally, the property sits in immaculately kept gardens to both the front and rear. The front having a lawned area with mature border that provide colour and interest throughout the year. There is a single side gate leading into the very private rear garden, which again has a manicured lawn with paved pathway and patio seating area, which is a perfect place to take in views of the well established garden. The borders are well stocked with an abundance of small trees, shrubs, plants and flowers all against the characterful grade II listed stone wall. The south facing garden is a beautiful and private area in which to enjoy the outdoors. The driveway allows for off street parking and the original garages have been converted into space for the kitchen.

Staindrop is a beautiful Teesdale village with established shops, including a Post Office and small supermarket, and well regarded primary and secondary schools. Regular bus routes service the village, and there is ease of access to Darlington, Durham City, and the market towns of Barnard Castle and Bishop Auckland via road links. The village also enjoys the benefits of living in close proximity to the Raby Castle Estate and visitor attraction. The local town of Barnard Castle with its independent shops, riverside walks and the renowned Bowes Museum is just 5 miles away.

The property is warmed by gas central heating and is fully double glazed . Viewing is highly recommended to fully appreciate this wonderful home.

TENURE: FREEHOLD
COUNCIL TAX: D

RECEPTION HALLWAY
A composite entrance door opens into a welcoming reception hallway which has an attractive and practical oak engineered wood floor. The hallway leads to the lounge, and all three bedrooms, shower room/wc and utility room. There is also access to a handy cloaks/wc.

CLOAKS/WC
Fitted with a modern suite with low level wc and handbasin positioned within a grey gloss vanity unit.

LOUNGE
24'6" x 12'9" (7.48 x 3.91)
The dual aspect reception room is of a generous size yet promotes a cosy feeling. Immaculately decorated with cornice to the ceiling and two designer radiators. Enjoying views of the garden to the rear and to the front aspect. The engineered wood floor has been continued through from the hallway and there is access from this lounge to the kitchen & dining area.

KITCHEN & DINING AREA
17'11" x 17'5" (5.48 x 5.31)
Breathtaking design and meticulous planning has brought this showstopping room to life. Extending the accommodation into the original garage area has allowed for a spacious open plan kitchen and dining area. The bespoke high-end cabinets are complimented by the quality silestone worksurfaces with undermount sink with Franke swan neck tap.

The integrated appliances are all by AEG and include two double electric ovens, dual induction hob with a gas burning ring, a microwave, dishwasher and fridge freezer. The well planned kitchen is all soft closing with large pull our larder cabinet and plate warmer. The matching table is fixed and pivoted to allow for repositioned with handy storage to its base. A further large walk in storage cupboard to this room houses the central heating boiler.

The room has two windows overlooking the rear garden with a door leading out and has a range of variable ambient light settings to the ceiling, cupboards and plinths. Put simply, a beautiful place to cook, eat and entertain.

UTILITY ROOM
9'7" x 6'3" (2.94 x 1.91)
A handy addition to the home, with two rows of cabinets for storage and textured sink with wood effect work surfaces and a window to the rear.

REAR PORCH
Fitted with a floor cabinet, work surface and plumbing for an automatic washing machine. There is a door leading out to the garden.

BEDROOM ONE
13'8" x 12'11" (4.19 x 3.94)
The principal bedroom of the home is a well proprtioned double bedroom over looking the front aspect.

BEDROOM TWO
13'8" x 11'1" (4.19 x 3.40)
A further double bedroom, enjoying pleasant views through sliding patio doors of the rear garden.

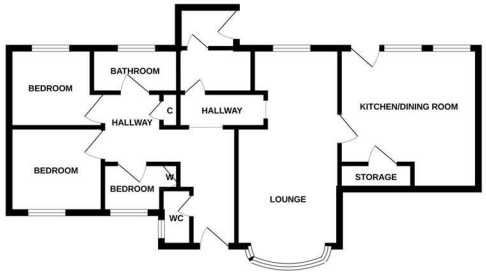
BEDROOM THREE
9'8" x 8'8" (2.95 x 2.65)
A useful bedroom to the front aspect and having a built in storage cupboard.

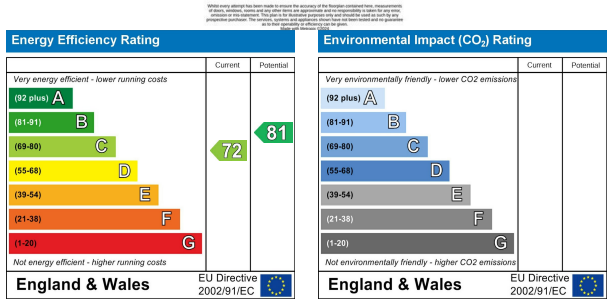
SHOWER ROOM/WC
The stunning shower room has been designed with both function and style. Having a large walk-in shower cubicle with an electronic Mira shower. The hand basin is positioned within a useful vanity storage unit. There are illuminated display recesses to the fully tiled walls and soft ambient lighting.

EXTERNALLY
Externally the property sits in immaculately kept gardens to both the front and rear. The front having a lawned area with mature borders that provide colour and interest throughout the year. The paved driveway allows for off street parking for two vehicles.

There is a single side gate leading into the very private rear garden, which again has a manicured lawn with paved pathway and patio seating area, which is a perfect place to take in views of the well established garden. The borders are well stocked with an abundance of small trees, shrubs, plants and flowers all against the characterful grade II listed stone wall. The south facing garden attracting a great deal of the summer sunshine is a beautiful and private area in which to enjoy the outdoors with a choice of two arbour seating areas and greenhouse.

GROUND FLOOR





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