



NEW BUILD PROPERTY

St Josephs Place, Barton, Richmond, DL10 6SH

4 Bed - House - Mid Terrace

Council Tax Band: New

Build

EPC Rating:

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



St Josephs Place, Barton, DL10 6SH

**** EXCLUSIVE INCENTIVES AVAILABLE. CONTACT OUR TEAM TO ARRANGE A VISIT TO OUR STUNNING DEVELOPMENT AND DISCOVER YOUR NEWLY BUILT HOME ****

Welcome to St Josephs Place, a delightful end terrace house located in the picturesque village of Barton, Richmond. This newly built property in 2026, offers a perfect blend of modern living and rural charm, making it an ideal family home.

As you step inside, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet family evenings. The house boasts four well-proportioned bedrooms, including a stunning master bedroom complete with an en-suite bathroom, ensuring comfort and privacy for all family members. The two bathrooms are designed with modern fixtures, offering both style and functionality.

One of the standout features of this property is its commitment to energy efficiency, equipped with solar panels and energy-efficient combination boilers, which not only reduce your carbon footprint but also help to lower energy bills. Additionally, buyers have the exciting option to choose upgrades for the kitchen and flooring, allowing you to personalise your new home to suit your taste.

Parking is a breeze with space for up to three vehicles, a valuable asset in today's busy world. The location is particularly advantageous, with easy access to the A1M and A66, providing convenient onward travel.

Barton is a thriving rural village known for its strong community spirit and charming surroundings, offering a peaceful lifestyle while still being well-connected to urban amenities. This property at St Josephs Place is not just a house; it is a place where you can create lasting memories. Don't miss the opportunity to make it your home.

***** Photos & "Prices From" are for Illustration Purposes. Contact Smith & Friends Darlington for further information, including individual pricing per plot. *****

GROUND FLOOR

Entrance Hall
4'0" x 12'4" (1.24m x 3.78m)

Downstairs WC
3'8" x 5'10" (1.13m x 1.79m)

Living Room
8'9" x 12'4" (2.69m x 3.76m)

Kitchen / Dining Room
17'6" x 11'1" (5.34m x 3.40m)

FIRST FLOOR

Landing
5'1" x 8'11" (1.56m x 2.72m)

Bedroom 2
8'2" x 11'9" (2.50m x 3.59m)

Bedroom 3
8'2" x 11'9" (2.50m x 3.59m)

Bedroom 4
8'9" x 8'3" (2.68m x 2.52m)

Family Bathroom
8'9" x 5'10" (2.67m x 1.80m)

SECOND FLOOR

Landing
3'8" x 3'1" (1.12m x 0.95m)

Master Bedroom
13'5" x 14'5" (4.11m x 4.41m)

En-Suite
9'0" x 5'10" (2.75m x 1.80m)





INTERESTED IN OTHER PLOTS?

HAVE YOU CHECKED OUT OUR 4 BEDROOM DETACHED PROPERTY?



*** Photos & "Prices From" are for Illustration Purposes. Contact Smith & Friends Darlington for further information, including individual pricing per plot. ***



Ground Floor



Floor 1



Floor 2



- **NEW BUILD FAMILY HOME**
- **CHOOSE YOUR OWN KITCHEN & FLOORING - T&C's Apply**
- **VERY GENEROUS SIZE WRAP AROUND GARDEN TO THIS PLOT**
- **ENERGY EFFICIENT BOILERS, WITH ADDITIONAL SOLAR PANELS**
- **NEW-BUILD WARRANTY**
- **THRIVING RURAL VILLAGE, WITH GREAT COMMUNITY SPIRIT**
- **EXCELLENT LINKS TO ONWARD TRAVEL VIA A1M, A66, TEESSIDE AIRPORT**
- **EV CHARGERS INCLUDED**
- **TRAINS FROM DARLINGTON TO LONDON DIRECT IN 2 HOURS, 18 MINUTES**
- **ADDITIONAL OPTIONAL UPGRADES - T&C's Apply**

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

7 Duke Street, Darlington, Co. Durham, DL3 7RX

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

