



**East View, Barton, Richmond, DL10 6LS**  
**4 Bed - House - Semi-Detached**  
**£360,000**

**Council Tax Band: A**  
**EPC Rating:**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# East View, Barton, DL10 6LS

\*\*\* UNDERGONE A SIGNIFICANT REFURBISHMENT / EXTENSION \*\*\*

\*\*\* STUNNING FOUR BEDROOM FAMILY HOME \*\*\*

Situated within the lovely village of Barton, Richmond, this previous three bedroom property has undergone significant upgrades to create a beautiful four bedroom home, positioned on a large corner plot. With local amenities such as a local pub, shop, post office, and just a few minutes off the A1(M), Barton is ideally placed for commuters and families alike. Darlington, Richmond and Northallerton are all within a short drive, with direct rail services from Darlington to London, Edinburgh and beyond.

The property briefly comprises of; Entrance Hall, Front Reception Room, whilst the rear of the property has a Stunning open-plan extended Kitchen / Diner / Entertainment Space, with Bi-Fold Doors to the rear garden, Separate utility room and off the Kitchen is an Inner Hall with Downstairs WC, leading to a beautiful master bedroom with purpose built walk in wardrobe and a modern en-suite with separate shower and bath.

The first floor has a landing with three further double bedrooms and a family bathroom.

Externally, the property has a low maintenance gravel garden to the front, with a double width driveway and a double garage to the side of the property. Via a side gate, you can access to the rear garden, which has a large decking area coming from the recent extension, including a wrap around lawn to most of the garden.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

## GROUND FLOOR

Entrance Hall  
6'5" x 8'4"

Reception Room  
6'11" x 12'2"

Open-Plan Kitchen / Living / Dining  
22'10" x 20'10"

Utility Room  
5'6" x 11'6"

Inner Hall  
3'0" x 3'3"

Downstairs WC  
2'11" x 4'7"

Bedroom 1  
11'3" x 9'9"

Walk-In Dressing Room  
6'7" x 5'5"

En-Suite  
11'3" x 5'2"

## FIRST FLOOR

Landing  
6'5" x 2'11"

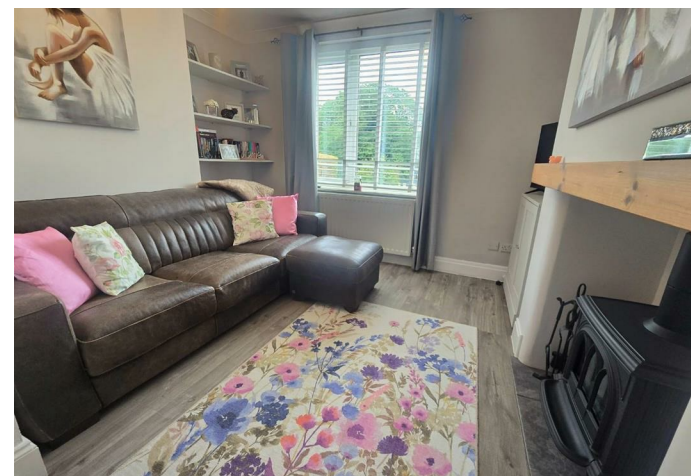
Bedroom 2  
11'6" x 9'0"

Bedroom 3  
8'8" x 11'7"

Bedroom 4  
9'2" x 8'2"

Family Bathroom  
3'3" x 8'10"

DETACHED DOUBLE GARAGE  
16'3" x 13'10"









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
1500 ft<sup>2</sup>  
139.3 m<sup>2</sup>

**Balconies and terraces**  
492 ft<sup>2</sup>  
45.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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.

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