



Selset Close  
Startforth



**ADDISONS**  
PROPERTY • RURAL • VALUATION

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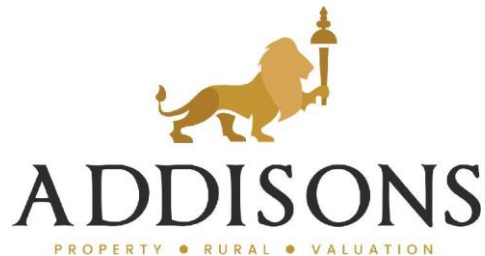
# ABOUT THE PROPERTY

Addisons are delighted to bring to the market this immaculately presented two bedroom home with enclosed garden and driveway situated within the heart of the popular Castle Croft estate.

Viewing is highly advised to fully appreciate this beautiful property!

The property has been extended by the current owners and benefits from Gas Fired Central Heating and Double Glazing Throughout and briefly comprises of Entrance Hallway, Cloakroom, Kitchen, Family/Dining Room and Living Room to the Ground Floor. Two double Bedrooms and Bathroom make up the First Floor accommodation.

Selset Close is nestled in Startforth, a beautiful rural village just over the River Tees from Barnard Castle. Barnard Castle is nationally recognised as a 'Walkers are Welcome' town and use the town as a base to explore Durham's great outdoors. There are walking and cycling opportunities galore, allowing residents to experience the beauty of the surrounding countryside and exploring Teesdale and Weardale in the Durham Dales.



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# ACCOMMODATION

## GROUND FLOOR

### Entrance Hall

With grey tiled flooring which continues through the Ground Floor, stairs rising to the First Floor, radiator and doors to the Ground Floor accommodation.

### Cloakroom

With wc, hand wash basin, radiator, and window to the side elevation.

### Kitchen

Benefiting from a south facing square bay window which overlooks the front elevation and floods the Kitchen with an abundance of natural light. The Kitchen itself is fitted with an excellent range of high gloss wall and floor units with contrasting work surfaces, integrated appliances to include fridge/freezer, electric oven, gas hob with extractor fan over, stainless steel sink with mixer tap and drainer, washing machine and plumbing for dishwasher. Radiator and space for a small table and chairs. Shutters fitted to window.

### Dining/Family Room

A welcoming room with understairs storage cupboard, radiator and archway opening through to the Living Room.

### Living Room

With French doors leading out to the garden, velux windows and radiator.

## First Floor

### Landing

Window to the side elevation, cupboard housing the Gas Central Heating boiler, and loft access.

### Master Bedroom

A generously proportioned double bedroom with two windows overlooking the front elevation, and radiator. Shutters fitted to window.



## Bedroom Two

A second double bedroom with window overlooking the rear elevation, and radiator. Shutters fitted to window.

## Bathroom

Fitted with a modern white suite comprising of low level WC, wash hand basin and panel enclosed bath with hand held shower attachment, and shower above with rainfall shower head. Heated towel rail and obscured window to the rear.

## Externally

To the front of the property is a low maintenance forecourt, ideal for pots and plants, along with a single driveway with parking for two cars and a fenced gate leading to the garden.

The garden is fully enclosed via fencing and comprises of a large patio with brick-built seating area perfect for alfresco dining with the rest of the garden being laid to lawn.

## Price

£215,000

## Viewing

Strictly via appointment through the selling agents on 01833 638094.

## Council Tax

Band B

## Tenure

Freehold

## Services

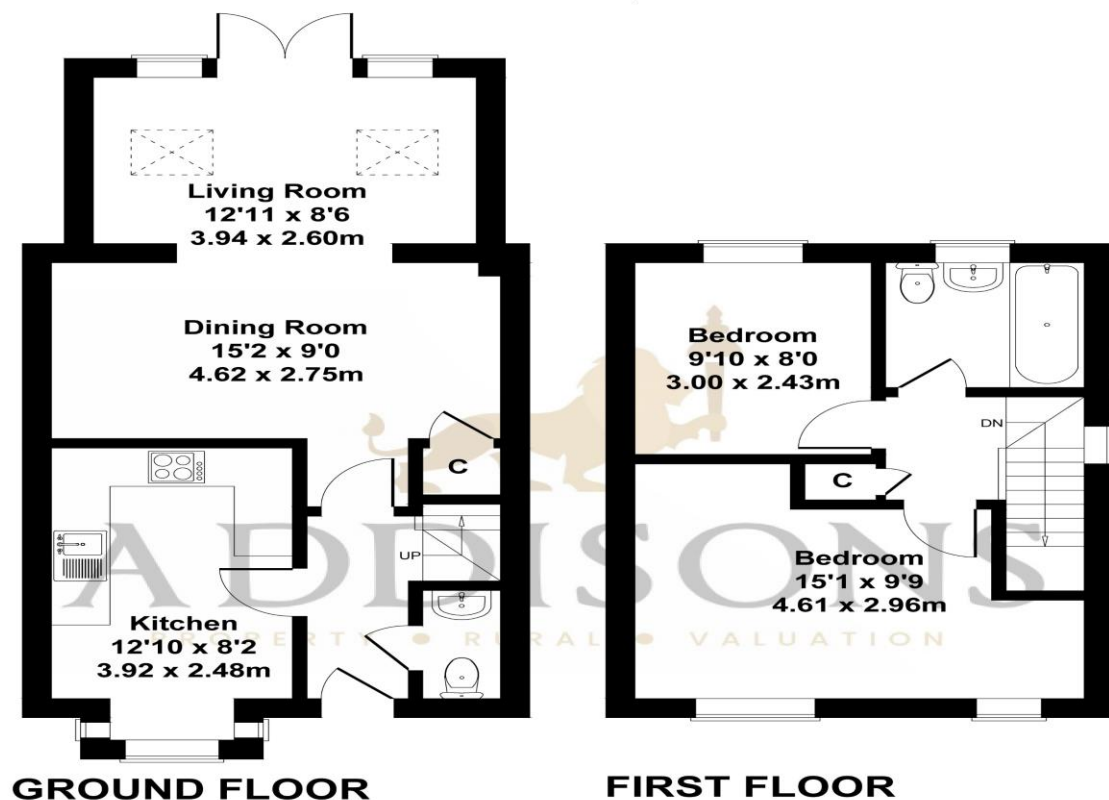
Gas Central heating, Mains Electricity, Drainage and Water.

**Brochure-** Photographs and details taken February 2024.



# Floor Plan

## 15 Selset Close, Startforth

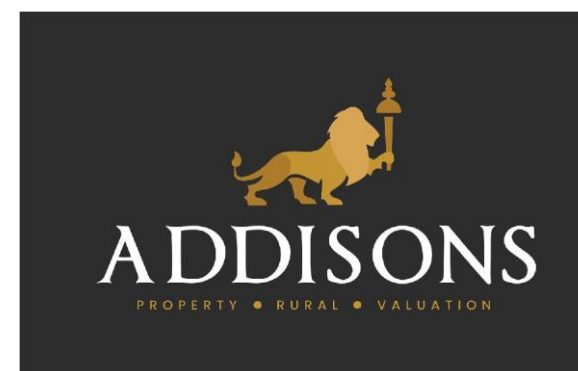


### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		97
81-91 <b>B</b>	83	
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		
England & Wales		EU Directive 2002/91/EC



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