



**Woodside**  
Barnard Castle

  
**ADDISONS**  
PROPERTY • RURAL • VALUATION

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# ABOUT THE PROPERTY

This is a wonderful opportunity to purchase this beautifully presented family home which has been extended by the current owners with quality fixtures and fittings throughout. The property is situated on a generous plot in the sought after area of Woodside being just a short walk from the local countryside and town centre.

The accommodation briefly comprises: - Entrance Porch, Hallway, Living Room, Orangery, Dining Kitchen, Rear Hall and Utility Room to the ground floor. The first floor accommodation includes: - Landing, Two Bedrooms with En Suite Shower Rooms, Third Double Bedroom and Family Bathroom. Externally there is a Large Double Garage, Private Driveway, Front and Rear Lawned Gardens with Patio Areas. Benefitting from Gas Fired Central Heating and Double Glazing Throughout.

Contact us today to avoid disappointment.



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# ACCOMMODATION

## Entrance Porch

Double glazed front door accessing this good sized porch with laminate flooring, two windows and double glazed door through to the hallway.

## Hallway

Two storage cupboards, window overlooking the front garden, coving to ceiling, inset lighting, doors leading to the kitchen and living room. Stairs rising to the first floor accommodation.

## Living Room

Feature fireplace with inset real flame effect fire, two radiators, twin lights and window to the front elevation. French doors with side lights leading through to the orangery.

## Orangery

An exceptionally appointed room overlooking the rear garden with fitted gloss units having granite surfaces, four Velux roof lights, wood effect flooring with underfloor heating. Bi-fold doors with built-in blinds which open out to the rear patio with lawned garden beyond. Door leading through to the kitchen/dining room.

## Dining Kitchen

Dining Area - High gloss dresser with granite surfaces and lights to display cabinets. Space for family sized dining table and chairs, wood effect flooring with under floor heating and inset lighting. Through access to kitchen area.

Kitchen – Fitted with modern high gloss kitchen wall and floor units with granite worksurfaces incorporating inset sink unit with drainer, upstands, splashback and windowsill. Large island unit being the focal point of the kitchen incorporating storage and drawer units, drinks fridge and providing the perfect place for informal dining/breakfasting. Integrated Neff induction hob with sleek Neff extractor fan above, Neff double oven with hide and slide doors, Bosch dishwasher. Housing for American style fridge freezer, larder unit with lights and granite worktops. Window to the front elevation, French doors with side lights accessing the orangery, external door leading out to the garden and door accessing the rear entrance hall.

## Rear Entrance Hall

Wood effect flooring with under floor heating, sensor inset lighting and loft hatch. External door to the front of the property, internal doors accessing the garage and utility room.



### Utility/Cloakroom

Wood effect flooring with under floor heating, fitted unit with worktop, plumbing for washing machine, space, and vent for tumble dryer. Wall mounted central heating boiler, inset lighting, handwash basin and low level wc.

## FIRST FLOOR

### Landing

Window to the front elevation, inset lighting, airing cupboard and radiator. Doors providing access to all the first floor accommodation.

### Bedroom 1

Fitted wardrobes and coordinating bedroom furniture, windows to dual aspect and radiator.

### En Suite

Fully tiled with shower cubicle, low level wc, handwash basin, heated towel radiator and inset lighting.

### Bedroom 2

Double bedroom with window overlooking the rear garden and radiator.

### Bedroom 3

Fitted wardrobes and coordinating bedroom furniture, window overlooking the front of the property and radiator.

### En Suite

Fully tiled with shower cubicle, low level wc, cabinetted handwash basin, heated towel radiator and inset lighting.

### Bathroom

Panelled spa bath, heated towel radiator, low level wc, cabinetted handwash basin, two obscured glazed windows and inset lighting.

## EXTERNALLY

To the front of the property there is a resin bonded driveway providing off road parking for several vehicles which leads to the garage and entrance porch. A lawned garden with planted borders and trees being predominately bounded by hedges and fences.

To the rear of the property there is a fully enclosed south facing garden which is mainly laid to lawn with planted flowerbeds, borders and hedging. Large paved patio areas and a further paved area directly behind the garage with power charging point.



### Garage

Large double garage with electric garage door to the front and roller shutter door to the rear. Two strip lights, ample electric sockets and loft storage. Pedestrian door leading out to the rear garden.

### COUNCIL TAX

Band E

### TENURE

Freehold

### SERVICES

Mains gas, electricity, water, and sewerage.

### SECURITY

CCTV installed at the property.

### PRICE

£650,000

### BROCHURE

Details and photographs taken 18.4.2024

### VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors  
Tel: 01833 638094 opt 1.





# Floor Plan



Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

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