



# The Paddock

Startforth



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# ABOUT THE PROPERTY

A well-presented and proportioned, four bedroom, stone built family home with South facing garden situated in a popular cul-de-sac within the village of Startforth.

The property benefits from Gas Fired Central Heating and Double Glazing throughout and briefly comprises -Entrance Hallway, Kitchen, Dining Room, Living Room, and Cloakroom the Ground Floor and Four bedrooms one with En-Suite and family Bathroom to the First Floor.

Startforth is situated in close proximity to Barnard Castle being only separated by the River Tees. Barnard Castle is a popular market town lying within the picturesque Teesdale Valley with a good range of local amenities and good access to the A66 and the A1.



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# ACCOMMODATION

## GROUND FLOOR

### Entrance Porch

Solid oak karndean flooring and door leading to Hallway.

### Hallway

Solid oak karndean flooring, radiator and doors leading to ground floor accommodation.

### Dining Room

Solid oak wood flooring, window overlooking the front elevation, access to good sized walk in storage cupboard installed with electric, and radiator.

### Kitchen

A good range of fitted high gloss wall and base units, contoured work surface, tiled splashbacks, sink unit with mixer tap and drainer, integral five ring gas hob, integral extractor hood, two integral electric ovens, plumbing for dishwasher, plumbing for a washing machine, space for a freestanding fridge/freezer, cupboard housing gas combi boiler, double glazed window to the front elevation and tiled flooring.

### Cloakroom

WC, vanity sink unit and radiator.

### Living Room

A spacious room with solid oak flooring, electric log effect fire with gas connection behind, window overlooking the garden, French doors leading to the garden, coving to ceiling, dimmer lights, two radiators and stairs rising to the first floor.

## FIRST FLOOR

### Landing

Coving to ceiling, dimmer lights, loft hatch with solid oak fold down ladder leading to the fully boarded loft with electric, and doors leading off to the first floor accommodation.

### Master Bedroom

Window to the front elevation, radiator and door lead into the En-Suite comprising of a walk in shower with rainfall showerhead, vanity sink unit, WC, partially tiled walls, towel radiator and obscured window to the side elevation.



### **Bedroom 2**

A double bedroom with window overlooking the rear garden, fitted wardrobes fitted with hanging rail and shelving, TV point, and radiator.

### **Bedroom 3**

A further double bedroom with window overlooking the front elevation, fitted wardrobes with hanging rail and shelving, and radiator.

### **Bedroom 4**

A single bedroom with window overlooking the garden, fitted wardrobes with hanging rail and shelving, and radiator.

### **Bathroom**

P Shaped bath with showerhead above, WC, vanity sink unit towel, partially tiled walls and heated towel radiator.

### **EXTERNALLY**

The front of the property benefits from a lawned area with a block paved driveway which provides parking for two cars. Access can be gained to the rear of the property through a small gate via the side of the property. To the rear is an enclosed, private South facing garden which is mainly to lawn with planted borders and block paved patio area perfect for Al Fresco dining.

### **PRICE**

£299,950

### **VIEWING**

Strictly via appointment through the selling agent.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band D

### **SERVICES**

Gas fired central heating, Mains Electricity, Water and Drainage.

### **BROCHURE**

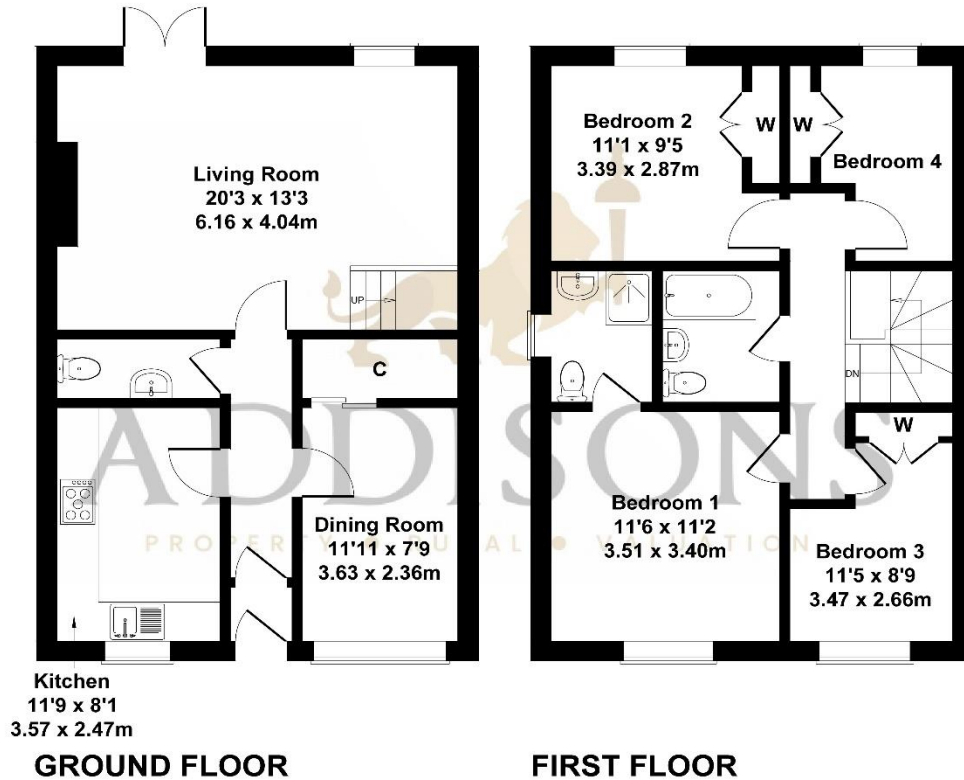
Photographs and details taken April 2024.





# Floor Plan

## 4 The Paddock 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                                      | A |                         | 100       |
| 81-91                                       | B |                         |           |
| 69-80                                       | C | 74                      |           |
| 55-68                                       | D |                         |           |
| 39-54                                       | E |                         |           |
| 21-38                                       | F |                         |           |
| 1-20  | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



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