



ADDISONS
PROPERTY • RURAL • VALUATION

The Elders

Barnard Castle



EPC Rating: N/A



Price:

£449,500

Call for an Appointment

01833 638094

ABOUT THE PROPERTY

NEW BUILD - Five bedroom executive detached house with double garage and gardens situated on a small Cul De Sac within the historic market town of Barnard Castle.

The property is situated in the popular & historic market town of Barnard Castle which offers a good range of local amenities including shops, cafes, restaurants, banks and well respected schools.

ACCOMMODATION

GROUND FLOOR

Hallway

Oak Staircase

Living Room 15' 1" X 12' 1" (4.60m X 3.70m)
with feature bay window.

Kitchen/Dining Room 25' 7" X 9' 6" (7.80m X 2.90m)
With a choice of units, worktops and appliances.

Utility 5' 6" X 5' 10" (1.70m X 1.80m)
With a choice of units, worktops and appliances.

Study 12' 1" X 8' 10" (3.70m X 2.70m)

Cloakroom

FIRST FLOOR

Master Bedroom 15' 5" X 13' 9" (4.70m X 4.20m)
With En Suite

Bedroom Two 12' 1" X 8' 10" (3.70m X 2.70m)

Bedroom Three 9' 6" X 8' 10" (2.90m X 2.70m)

Bathroom

SECOND FLOOR

Bedroom Four
With En- Suite

Bedroom Five

EXTERNALLY

Garage with electric door, large paved drive to park four Cars. South facing garden with large natural stone patio

VIEWING

Strictly by appointment through the sellings Agents T: 01833 638094 opt 1.

TENURE

Freehold

BROCHURE

May 2024

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.

SPECIFICATION

INTERNAL FEATURES

Ceilings Skimmed throughout finished in White Emulsion.
Skirting Boards and Door Frames in White Gloss Finish.
Oak Stairs, Spindles and Handrail.
Oak Internal Doors with Chrome Furniture.
Hardwired TV/Internet Points to Lounge and all Bedrooms.
Smoke Detectors (Mains Powered)
Satin Finish Stainless Steel Sockets and Light Switches.
Gas Fired Central Heating and Hot Water System
Radiators to First Floor Rooms
Under Floor Heating to the Ground Floor

KITCHEN FEATURES

Choice of Kitchen Doors and Work Surfaces.
Choice of Kitchen Sink Design
Integrated Dishwasher and Washing Machine.
Chrome Down Lights.

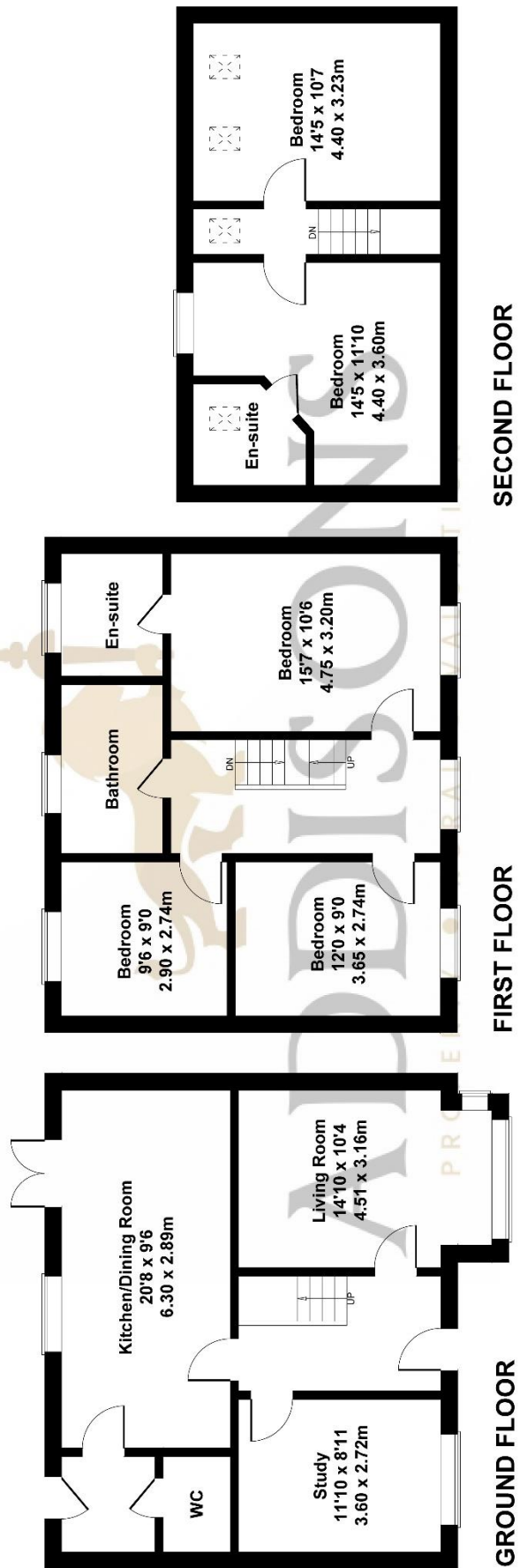
BATHROOM FEATURES

Choice of wall Tiles
Shower to En Suites
Extractor Fans to Bathrooms and En suites
All Sanitary Ware in White,
Chrome Down Lights to Bathroom and En suite
Chrome Heated Towel Rails.

EXTERNAL FEATURES

UPVC Double Glazed Grey Sash Windows
Composite UPVC Grey Front Door with Multi Point Locking
and Chrome Effect Furniture.
Outside Light to Front and Rear.
Scutch finish to Window Masonry and Door Jambs.
Natural Stone Paving to Front Entrance & Rear Patio.
Turf to Rear Gardens
1.8m Close Boarded Fencing.

1 The Elders, Green Lane, Barnard Castle



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



RICS



CAAV



**naea
propertymark**

01833 638 094 | info@addisons-surveyors.co.uk | www.addisons-surveyors.co.uk

Addisons, 13 Galgate, BARNARD CASTLE, County Durham, DL12 8EQ