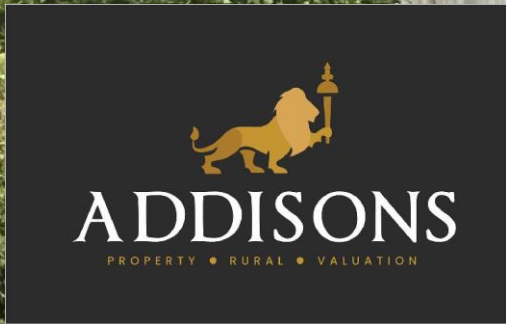




**Teesbank Court**  
Barnard Castle





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# ABOUT THE PROPERTY

A beautifully presented substantial four-bedroom detached family home situated within a small cul-de-sac on the edge of the highly sought after Castle Vale housing development.

Teesbank Court is situated approximately one mile from the town centre which provides a range of shopping, educational and recreational facilities. For the commuter the A66, A67 and A1(M) provide links with the major commercial centres of the North East. Darlington Mainline Railway Station and Durham Tees Valley International Airport offer further communications with the rest of the country.

The property benefits from Gas Central Heating and Double Glazing throughout and briefly comprises of- Entrance Hallway, Living Room, Dining Kitchen, Utility, Study and Cloakroom to the Ground Floor and Four Bedrooms, One with En-Suite and Family Bathroom to the First Floor. Externally the property benefits from Front and rear Gardens with Driveway leading to a detached double Garage.

Early viewing is advised to avoid disappointment.



## ADDISONS

PROPERTY • RURAL • VALUATION

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# ACCOMMODATION

## GROUND FLOOR

### Entrance Hall

A welcoming Hallway with doors leading to the ground floor accommodation, stairs rising to the first floor with useful storage cupboard underneath, and radiator.

### Living Room

With French doors leading to the rear garden, electric feature fireplace and two radiators.

### Kitchen

Fitted with a range of wall and floor unit's with quartz work surfaces, and integrated appliances including double oven, five ring gas hob with Faber cooker hood above, sink, fridge, undercounter freezer, and dishwasher. French doors provide access to the garden. Dining area with window to the front elevation and radiator.

### Utility

Wall units, one housing the central heating boiler and washing machine, window overlooking the garden.

### Study

With window overlooking the front elevation, currently being used as a study, this room lends itself to a variety of uses, including playroom/ study ect.

### Cloakroom

WC, hand wash basin, and radiator.

## FIRST FLOOR

### Landing

Cupboard housing water cylinder, loft hatch providing access to a fully boarded loft with lighting, and doors provide access to the first-floor accommodation.

### Master Bedroom

With window overlooking the front elevation, fitted wardrobes, radiator and door leading to the En-Suite which comprises of a walk-in shower, WC, hand wash basin, radiator and obscured window to the front elevation.

### Bedroom 2

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

### Bedroom 3

A double bedroom with window overlooking the rear garden, fitted wardrobes and radiator.

### Bedroom 4

A double bedroom with window overlooking the rear garden, and radiator.

### Bathroom

A white suite comprising a panelled bath, WC, hand wash basin, partially tiled walls, radiator and obscured window to the rear.

## EXTERNALLY

The front garden is laid to lawn with shrubbery and a flagged pathway leading to the entrance door. A double width tarmac driveway leads to a double garage with separate up and over doors power and lighting. To the rear the garden is mainly laid to lawn with stone flagged patio, decking areas and well stocked shrubbed flowerbeds. The garden is fully enclosed with a gate leading onto the driveway and enjoys a good degree of privacy.

## PRICE

Offers Over £387,000

## SERVICE CHARGE

A monthly maintenance charge is payable of £18.00.

## VIEWING

Strictly via appointment through the selling agents.

## TENURE

Freehold

## COUNCIL TAX

Band E

## SERVICES

Gas Central Heating, Mains Electricity, Water and Drainage.

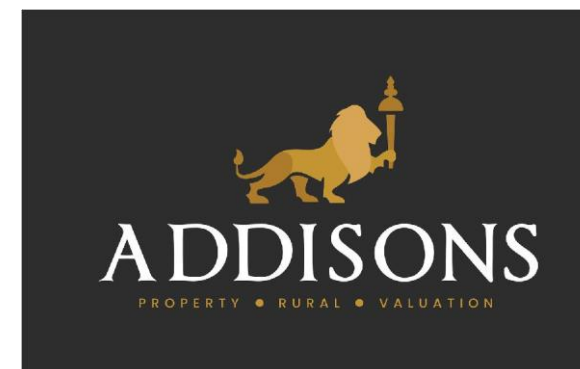
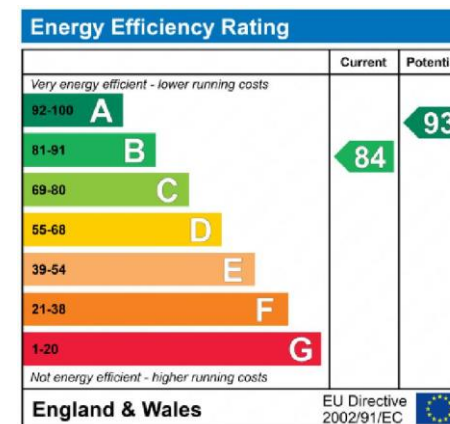
## BROCHURE

Photographs and details taken August 2024.





# Floor Plan



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