



**Mayfield**  
Barnard Castle

  
**ADDISONS**  
PROPERTY • RURAL • VALUATION

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# ABOUT THE PROPERTY

A highly desirable semi detached three bedroom family home located in an elevated position overlooking the central green on the popular of Mayfield estate. Mayfield is ideally positioned being within easy walking distance of the town centre with all its amenities, local schools and play parks.

The spacious accommodation briefly comprises: - Entrance Hall, Living Room, Dining Room, Cloakroom and Kitchen to the Ground Floor. To the First Floor there is a Landing, Three Double Bedrooms, Shower Room and Family Bathroom. Externally there are Front and Rear Gardens, Driveway and Single Garage. Gas Centrally Heated and Double Glazed Throughout.

Book a viewing today to avoid disappointment.



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# ACCOMMODATION

## GROUND FLOOR

**ENTRANCE HALLWAY** - Radiators, doors accessing the ground floor accommodation, three storage cupboards and stairs rising to the first floor.

**LIVING ROOM** - A good sized reception room with windows to dual aspect, stone effect fireplace with co-ordinating mantel mirror, inset real flame effect fire, twin lights and two radiators.

**DINING ROOM** - Window to the front elevation and radiator.

**CLOAKROOM** - Fully tiled with cabinetted hand wash basin and concealed cistern low level wc and obscured glazed window.

**KITCHEN** - Fitted with a range of wall and floor units with marble effect worktops incorporating stainless steel sink unit with mixer tap and drainer, tiled splashbacks. Integrated appliances including Neff double oven, hob and dishwasher. Plumbing for washing machine, space for upright fridge freezer, window overlooking the rear garden and radiator. Rear access door.

## FIRST FLOOR

**LANDING** - providing access to all the first floor accommodation.

**BEDROOM ONE** - Generous double bedroom with fully fitted bedroom furniture, radiator, loft hatch, window overlooking the central green and views beyond.

**BEDROOM TWO** - Double bedroom with fitted bedroom furniture and built-in storage cupboard, radiator and window to rear enjoying views over the garden.

**BEDROOM THREE** - Double bedroom located to the front of the property with fitted bedroom furniture and radiator.



**SHOWER ROOM** - Fully tiled, shower cubicle with electric shower.

**BATHROOM** - Fully tiled with panelled corner bath, cabinetted hand wash basin and low level wc. Radiator and obscured glazed window.

### EXTERNALLY

To the front of the property there is gated access to a driveway providing off street parking and leading to a single garage. Steps with wrought iron railings lead to the front entrance door. Easily managed pebbled front garden with planted borders and paved patio/seating area.

Garage - Single garage with up and over garage door, pedestrian door to the side elevation with both light and power installed.

Access to the rear garden is taken from the kitchen or the side of the garage. The rear garden is on split level with steps accessing the planted rockery garden and lawned garden beyond.

### COUNCIL TAX

Band D

### TENURE

Freehold

### PRICE

£290,000

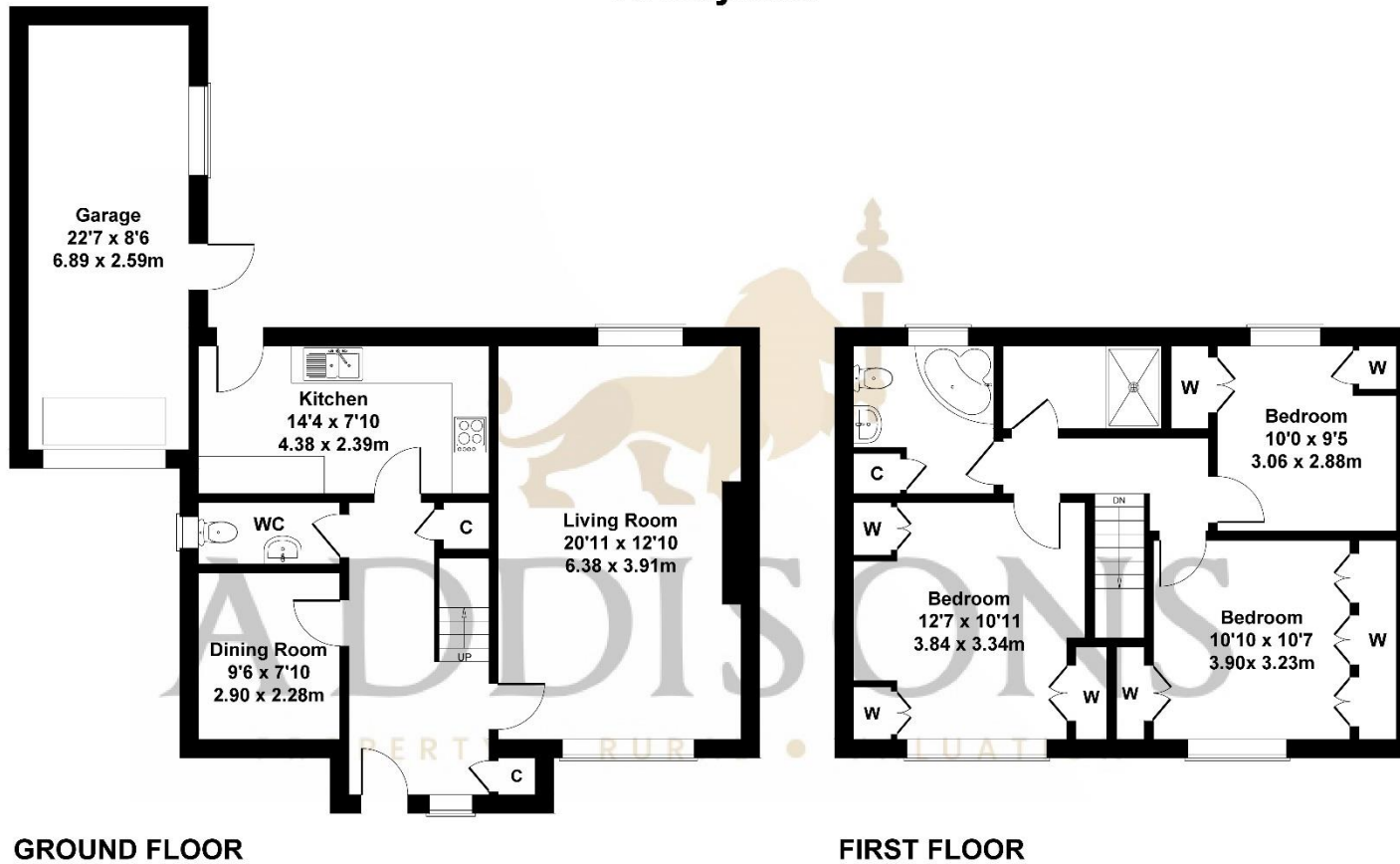
### BROCHURE

Photographs and details taken July 2024.



# Floor Plan

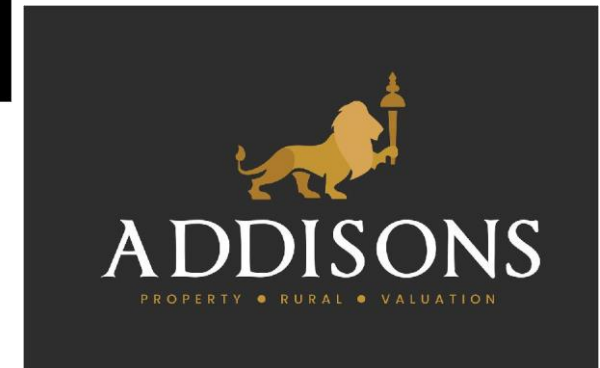
## 15 Mayfield



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		80
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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.



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