39 WOODSIDE

BARNARD CASTLE
COUNTY DURHAM, DL12 8DY

GFW.

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APPROXIMATE MILEAGES

Bishop Auckland 15 miles - Darlington 17 miles - Durham 24 miles

PROPERTY SUMMARY

This beautifully presented and significantly extended four-bedroom detached family home occupies a sought-after corner plot position close to Barnard Castle town centre. Ideally suited to modern family living, the property offers spacious and versatile accommodation throughout, complemented by an impressive plot extending to over 0.3 acres. Benefitting from a double garage, ample off-road parking and attractive, well-established gardens, this superb home presents an excellent opportunity for those seeking generous family accommodation in a highly desirable and convenient location.

GUIDE PRICE £410,000

0333 920 2220 sales@gfwllp.co.uk gfwllp.co.uk

Location

Barnard Castle is a historic market town offering an excellent range of shopping, educational and recreational facilities. At the heart of the community is The Witham, which provides a popular café and hosts a diverse programme of cultural and entertainment events throughout the year.

Often referred to as the gateway to Teesdale, the town is surrounded by some of the region's most renowned beauty spots and provides convenient access to the Lake District, Swaledale and the North York Moors National Park.

For commuters, the A66, A67 and A1(M) offer excellent road links to the major commercial centres of the North East. Further transport connections are available via Darlington's East Coast Main Line railway station and Teesside International Airport, providing access to destinations across the UK and beyond.

The Property

This beautifully presented detached family home occupies a sought-after corner plot location close to Barnard Castle town centre. Ideally suited to modern family living, 39 Woodside offers spacious and well-proportioned accommodation throughout, complemented by an extensive plot with double garage and attractive gardens.

The main entrance opens into a welcoming reception porch, which in turn leads into the central hallway, where a staircase rises to the first floor accommodation. A useful and generously proportioned WC/cloakroom is also located off the hallway.

Positioned to the rear of the property is the impressive living room, a bright and spacious reception area enjoying an attractive outlook over the gardens through large rear-facing windows and patio doors opening directly onto the patio terrace. Offering excellent flexibility, the room provides ample space for both seating and dining arrangements if desired. The focal point is a striking stone -effect media wall with timber display shelf extending the length of the room.

Accessed via double doors from the living room, the dining room is situated to the front of the property and enjoys pleasant views over the front garden. This versatile reception room is equally suited to formal dining, family gatherings or a range of alternative uses. It also benefits from convenient access back into the reception hallway.

The open-plan kitchen and dining area provides an ideal space for modern family living and entertaining. The kitchen

overlooks the rear garden and is fitted with a comprehensive range of wooden wall and base units complemented by contrasting work surfaces incorporating a stainless steel sink and drainer unit. A useful central island provides additional preparation space and storage. Appliances include a freestanding cooker with extractor canopy above, whilst a useful storage cupboard further enhances practicality. To the front, the dining area enjoys views over the front garden and creates a sociable environment for everyday dining.

The kitchen flows seamlessly into the utility room, which is fitted with additional storage units and provides space for white goods. The utility room offers external access to the front of the property, as well as internal access to the adjoining double garage/workshop.

To the first floor, the landing provides access to four bedrooms and the family bathroom. The principal bedroom is a generous double room with dual-aspect windows to the rear and side elevations, enjoying delightful views across the property's extensive gardens. The room benefits from its own en-suite shower room, comprising a WC, wash hand basin and shower enclosure fitted with an electric shower.

Bedrooms two and three are further well-proportioned double bedrooms, both enjoying views over the rear garden, with one benefitting from fitted storage. Bedroom four is a good-sized single bedroom, also featuring fitted storage and overlooking the front elevation.

Completing the accommodation is the family bathroom, fitted with a white suite comprising a low-level WC, wash hand basin and panel-enclosed bath. In addition, there is a separate shower cubicle fitted with a mains-fed shower. The walls are fully tiled throughout.

Externally, the property occupies a substantial plot extending to over 0.3 acres. To the front, a driveway provides ample off-road parking and leads to the double garage/workshop. The generous front garden is predominantly laid to lawn and is enhanced by a variety of mature trees and established shrubs, creating an attractive setting with excellent screening from the roadside.

The rear garden is a particular feature of the property, boasting extensive lawns, colourful planted borders, mature shrubs and an attractive water feature. A pleasant patio area provides an ideal space for outdoor dining and entertaining, whilst a greenhouse and two potting sheds will appeal to keen gardeners and those seeking greater self-sufficiency. The mature gardens combine to create a

private and peaceful outdoor environment, ideal for both relaxation and family enjoyment.

Notes

Please note that, at the time the property was purchased, the area of land hatched red on the plan formed part of the property's boundary. However, this land is not currently reflected within the modern Land Registry title and the matter is presently being dealt with by solicitors with a view to regularising the position. Further information is available upon request.

Tenure & Possession

Freehold, available with vacant possession upon completion.

EPC Rating

This property has been certified with an EPC Rating of C|69

Local Authority

Durham County Council
Banded E for tax

Utilities

The property benefits from mains water, electricity, gas central heating and mains drainage.

Parking

Ample off street parking to the front of the property and also a double garage.

Characteristics

Broadband is currently connected, with an upload speed of 69Mbps and a download speed of 14Mbps. Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

what3words

Every three metre square of the world has been given a unique combination of three words.

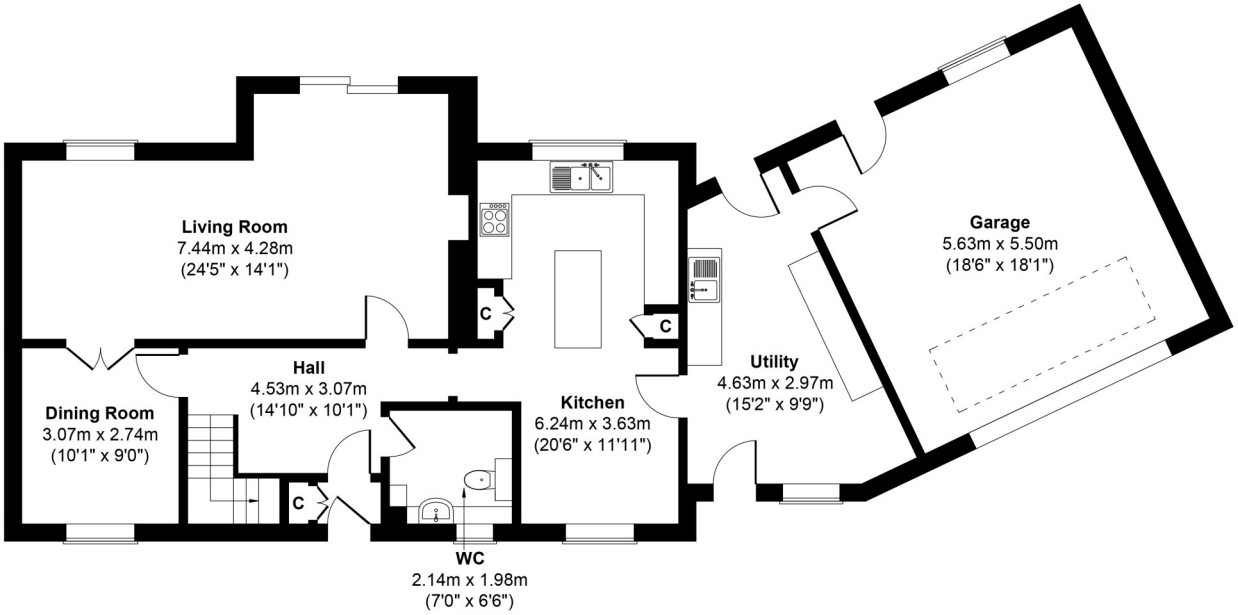
///awakening.advances.hamsters

Viewings

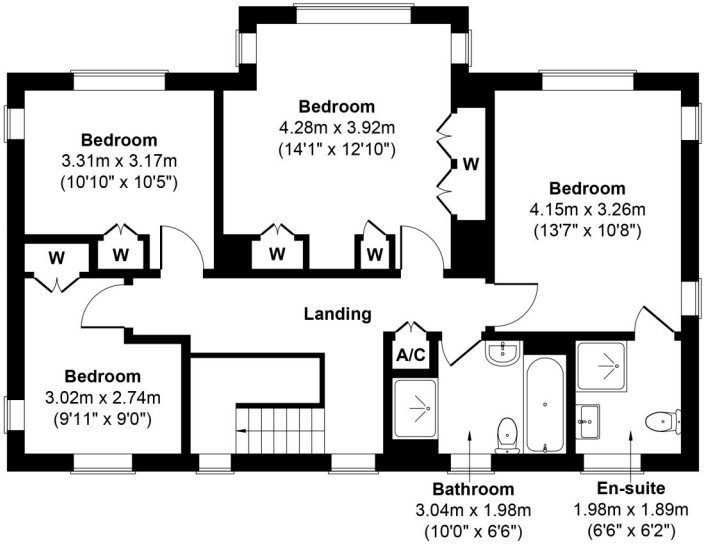
Viewings are strictly by prior appointment with GFW

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor

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39 WOODSIDE

FLOORPLAN

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39 WOODSIDE

LAND PLAN

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