



## listing



### Agent Info

Naam:	Tony Dobbins
Bedrijfsnaam:	Anthony Jones Properties
Mistlampen:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 396,437.04

### Locatie

Aanbevolen Auto Onderdelen:	United Kingdom
Geplaatst:	07-07-2025

### Omschrijving:

Situated on the north east side of Barnard Castle, this smart-looking house is in a well thought out location. From Sledwick Court you can immediately access the A67 without having to go through the busy town, and you can travel all the way to Darlington in 25 minutes. Meanwhile, the A1 is only 20 minutes away. You are first to get to the fuel station, just 2 minutes away and it is five minutes drive to Glaxo Wellcome in the town. There are two excellent secondary schools within walking distance from this property meaning that commuting and schooling is situationally easy.

The house itself is comfortable and beautifully appointed. There are two reception rooms, a kitchen and a cloakroom downstairs. In the rear lounge, French doors open out onto the back garden.

The south-facing garden is extremely comfortable with a patio made of pale-coloured, top-of-the-range porcelain tiles, leading to a very large decking area. The gable end of the neighbours' garage provides texture and foil for climbing and pot plants. The garden is framed with neat, good quality fencing and the porcelain patio tiles continue down the side of the house, giving the house a feeling of being fully finished, clean and delectably maintainable. There is a small area of lawn in both the front and rear gardens.

There is a good-size driveway for multiple vehicles leading up to an integral garage. Inside the garage there are a series of base unit cupboards with worktops allowing this space to be kept tidy and neat. The



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main facade of the house is friendly and inviting yet strong and, in short, has great curb appeal.

A smart fitted kitchen with high-gloss, pale cappuccino-coloured cabinetry give a strong sense of "organised and contemporary", whilst not being too overpowering so as to steal all the light. The kitchen houses a small table and chairs denoting a space where coffees or a quick breakfast can be served. Currently, although there is a purpose-made dining room, the vendors use the latter as a second sitting room. This is a great selling point as depending upon your needs or number, you can flex according to your own requirements.

As we ascend to the first floor, you can see that the central landing is bathed in light. There are three well-appointed bedrooms one with a beautiful ensuite. There is a good-size family bathroom with a bath and shower. All the rooms are light and modern and fully finished to a high standard..

This is an excellent opportunity to invest in a house in historic Barnard Castle that is free of renovation projects but instantly homely and comfortable instead.

Barnard Castle is a vibrant place to live in and a super place to raise children. With its mixed setting of rural and town, it has the best of both worlds. A castle is at the centre of the town and the rest of the town is centred around the castle. Life in the town as a family, retired couple or a single parent is busy and supported by a friendly community and you may never need to be alone. Why not join one of the social activities such as The Castle Players or the cricket, tennis, rugby, athletics or golf club. There is a lot to see and do at The Witham Hall and The Bowes Museum in the centre of town or just meet up with friends at the many cafes and eateries. Or if you like a musical life there is the Choral Society or the parish church choir to take part in. Barnard Castle could open the door to the next chapter in your life!

Book your viewing now on 07545 707801.

## Algemeen

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	100 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: RS2496

