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# 30 WELLS GREEN, BARTON, RICHMOND, DL10 6NH

## Offers In The Region Of £495,000

Situated in this peaceful and sought after location in the village of Barton, we are delighted to offer for sale this fine Four Bedroomed Detached Residence offering excellent well planned family accommodation.

TENURE: FREEHOLD
COUNCIL TAX BAND: F





Situated within an exclusive private development in the highly desirable village of Barton, Wells Green presents an excellent opportunity to acquire a substantial four-bedroom detached family home, offering generous living accommodation, a double garage and attractive, well-maintained gardens.

The property enjoys an appealing position within this sought-after residential setting, with a traditional red-brick exterior, a welcoming entrance porch and a spacious block-paved driveway providing ample off-street parking. The double garage offers excellent storage and secure parking, while the front garden features a neatly maintained lawn, established shrubs and colourful planting, creating an attractive first impression.

Internally, the property offers versatile accommodation ideally suited to family life, with a choice of reception rooms providing flexibility for both everyday living and entertaining. The ground floor comprises an entrance hallway, separate dining room, study, kitchen, spacious lounge positioned to the rear and a convenient ground floor WC. To the first floor, there is a master bedroom with en-suite facilities, three further bedrooms and a recently refitted, modern family bathroom/WC.

The rear garden provides a particularly attractive outdoor space, featuring a well-maintained lawn, established borders, mature shrubs and paved patio areas, ideal for outdoor dining, entertaining or simply enjoying the surroundings. The garden offers a pleasant balance of lawn and planting, with a mature, established feel.

Barton is a popular village in North Yorkshire, conveniently situated between Darlington and Richmond, offering an appealing combination of village living and accessibility to nearby towns. The village has a welcoming community atmosphere, with local amenities including a village store incorporating a Post Office, a primary school and a traditional village setting featuring the village green and beck. The surrounding countryside provides opportunities for scenic walks and enjoying the outdoors, while the nearby market town of Richmond offers a wider selection of shops, restaurants, leisure facilities and historic attractions. Barton also benefits from convenient access to the A1(M), making it a practical location for commuters travelling throughout North Yorkshire, County Durham and the wider Teesside area.

Wells Green represents an excellent opportunity for buyers seeking a spacious detached family home within an attractive and established village location, with generous accommodation, a double garage and well-maintained gardens. Early viewing is highly recommended to appreciate the space, setting and lifestyle this property has to offer.

## GROUND FLOOR

**LOUNGE**
**17'06 x 13'00 (5.33m x 3.96m)**

**DINING ROOM**
**11'07 x 11'00 (3.53m x 3.35m)**

**KITCHEN**
**13'07 x 9'07 (4.14m x 2.92m)**

**STUDY**
**11'09 x 10'10 (3.58m x 3.30m)**

**W C**
**5'01 x 3'06 (1.55m x 1.07m)**

## FIRST FLOOR

**BEDROOM ONE**
**16'08 x 17'02 (5.08m x 5.23m)**

**ENSUITE**
**8'6 x 7'6 (2.59m x 2.29m)**

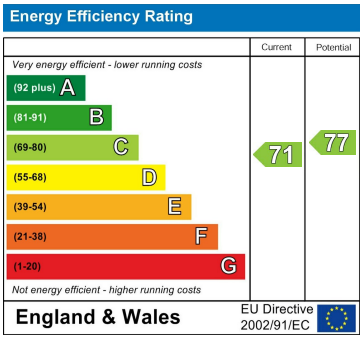
**BEDROOM TWO**
**13'6 x 10'03 (4.11m x 3.12m)**

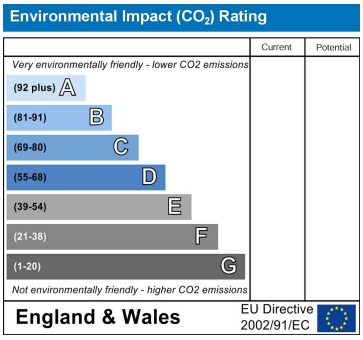
**BEDROOM THREE**
**11'01 x 9'01 (3.38m x 2.77m)**

**BEDROOM FOUR**
**11'08 x 11'00 (3.56m x 3.35m)**

**BATHROOM**
**7'8 x 7'2 (2.34m x 2.18m)**




YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.





NAEA National Association of Estate Agents
The Property Ombudsman