



39 Bede Road, Barnard Castle

Barnard Castle

Guide Price £350,000

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A spacious five bedroom Victorian home with three reception rooms boasting period features, a courtyard garden and summer house, situated in a convenient location, close to schools and amenities.

what3words ///clotting.warm.parading

- Five bedroom Victorian terraced property
- Spacious living accommodation
- Three reception rooms
- Two bathrooms
- Private courtyard garden
- Council Tax band: C
- Tenure: Freehold
- EPC Energy Efficiency Rating: D





Entrance Vestibule

4' 6" x 3' 8" (1.36m x 1.12m)

The front door opens to the entrance vestibule which has space to hang coats and a door opens to the inner hallway.

Hallway

21' 5" x 6' 0" (6.52m x 1.82m)

The hallway provides access to the ground floor living accommodation with stairs rising to the first floor. The room has high ceilings, engineered oak flooring and traditional features typical of a period property.

Living Room

14' 1" x 13' 0" (4.28m x 3.95m)

The living room lies to the front of the property having a high ceiling, large bay window to the front elevation with shutters. There is a feature fireplace with log burning stove and double doors open through to the dining room creating a fantastic space to entertain friends and family.

Dining Room

13' 4" x 11' 9" (4.07m x 3.58m)

The dining room whilst having double doors to the living room, can also be accessed from the hallway providing a lovely flow through the property. There is a feature brick fireplace and window to the rear bringing natural light into the room.

Kitchen

16' 7" x 9' 8" (5.06m x 2.95m)

The kitchen lies at the end of the hallway and is fitted with a custom-made kitchen, with natural wood worktops and a Belfast sink with views to the rear courtyard garden, electric cooker and hob with extractor fan over. There is also undercounter space in the stone fireplace for white goods.





Sun Room

11' 11" x 8' 1" (3.63m x 2.47m)

The sun room lies off the kitchen providing an additional reception space or breakfast room. French doors open to the rear courtyard garden.

WC

5' 6" x 2' 7" (1.67m x 0.79m)

From the Sun Room a door opens to the ground floor WC which comprises a WC and wash basin, also houses the gas boiler.

Landing

14' 0" x 6' 0" (4.26m x 1.82m)

Stairs rise to the first floor landing which provides access to four bedrooms and the family bathroom.

Bedroom 1

13' 2" x 11' 11" (4.02m x 3.63m)

To the front of the property is a well-proportioned double bedroom, with a high ceiling and an outlook on to Bede Road.

Bedroom 2

13' 7" x 11' 9" (4.14m x 3.57m)

The second bedroom is also a double bedroom with views over the rear courtyard garden and over the rooftops behind the property.

Bedroom 3

13' 9" x 9' 5" (4.19m x 2.88m)

At the rear of the property is a single bedroom with fitted single bed with useful storage drawers and views to the rear.

Bedroom 4

12' 7" x 5' 11" (3.84m x 1.80m)

To the front of the property is a single bedroom with views to the front of the property. The room would also work well as a home office or nursery.



Bathroom

6' 3" x 6' 9" (1.90m x 2.06m)

The family bathroom comprises a corner bath with shower over, WC and wash basin, along with a heated towel rail and frosted window to the side of the property.

Second Floor Landing

1' 5" x 2' 9" (0.43m x 0.84m)

From the first floor landing there is a further staircase rising to the first floor, with useful eaves storage space at the top of the staircase.

Bedroom 5

13' 0" x 10' 10" (3.97m x 3.30m)

The second floor is home to a cosy double bedroom with exposed beams, dormer window and en-suite shower room. There is a pitched ceiling and useful, extensive eaves storage space. The room enjoys elevated views over the rooftops to the rear of Bede Road.

En-suite

9' 9" x 7' 1" (2.96m x 2.15m)

The en-suite comprises a shower, WC and wash basin and frosted dormer window to the rear elevation allows natural light into the room.





Garden

To the front of the property there is a low maintenance front garden with path leading to the front door.

To the rear, is a private enclosed courtyard garden with summer house and space for a hot tub. From the courtyard there is access to the single garage.

Garage

The single garage is accessed from the lane to the rear of Bede Road. Whilst being useful storage space, it also houses the solar panel controls. There is no dedicated parking with the property but on street parking is readily available.

Services

The property benefits from mains electricity, water and drainage and has mains gas central heating. The property also has solar panels that provide an additional income to the owners.

Material Information

It is understood that the property benefits from a good broadband connection and good mobile phone signal from all networks, though buyers should satisfy themselves as to the exact strength of each network provider.

Viewings

To arrange a viewing please call the office on 01833 908087.



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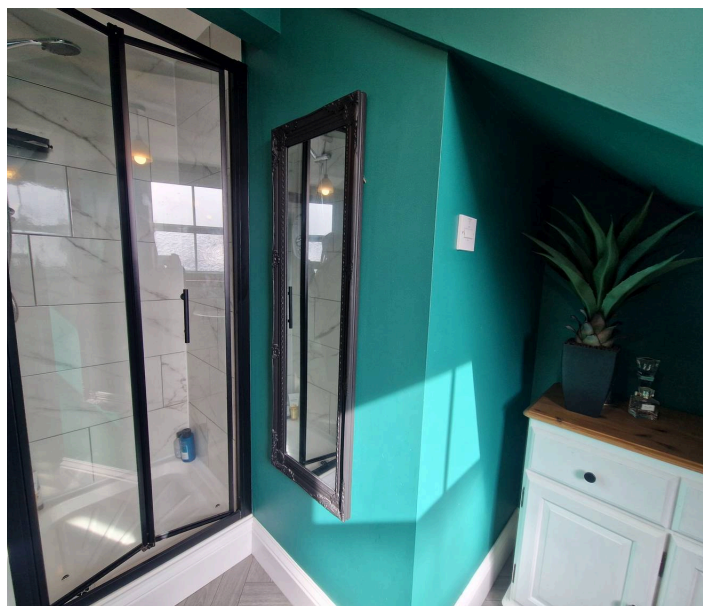
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All measurements are approximate and for display purposes only.



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