

46 Woodside, Barnard Castle

Barnard Castle

Guide Price £315,000

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An attractive three bedroom semi-detached dormer bungalow with spacious living accommodation, landscaped gardens, and peaceful outlook to Flatts Woods in a sought after, quiet area of Barnard Castle.

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- Semi-detached family home
- Spacious dining kitchen
- Three bedrooms
- Landscaped garden
- Adjoining garage and double driveway
- Quiet, sought after residential area
- Council Tax band: D
- Tenure: Freehold
- EPC Energy Efficiency Rating: C





Porch

6' 2" x 3' 10" (1.87m x 1.16m)

Entering the property through the front door, an enclosed porch provides a useful entrance space with a further door leading through to the hallway.

Hallway

10' 9" x 3' 7" (3.27m x 1.10m)

The hallway has doors radiating to the living room and kitchen, with stairs rising to the first floor.

Living Room

17' 6" x 12' 1" (5.33m x 3.68m)

The living room is a generous reception space which is currently arranged with a living area to one end and a dining area to the other, providing a versatile space for both everyday living and entertaining. It is understood that there is fireplace in the chimney breast situated between the two areas, currently boarded over.

Kitchen

18' 4" x 14' 9" (5.59m x 4.49m)

The kitchen lies to the rear of the property and enjoys a dual aspect, providing good levels of natural light. The kitchen is fitted with a range of wall and base shaker-style units with solid oak worktops, together with useful floor-to-ceiling units incorporating space for an integrated dishwasher, washing machine and fridge-freezer. There is also space for a range-style cooker, whilst the room provides sufficient space for a dining table.

Sun Room

9' 2" x 6' 4" (2.80m x 1.93m)

From the kitchen, a door opens through to the sun room. This is a useful and versatile additional space with pleasant views over the garden and French doors providing direct access to the garden.





WC

4' 2" x 2' 11" (1.27m x 0.90m)

The downstairs WC comprises a WC and wash basin, with tiled flooring.

Landing

7' 5" x 2' 11" (2.25m x 0.89m)

To the first floor, the property provides three bedrooms together with a family bathroom, all accessed from the central landing.

Bedroom 1

14' 3" x 8' 3" (4.35m x 2.51m)

The main bedroom is a good sized double bedroom providing ample space for bedroom furniture. The room is well proportioned and provides a comfortable principal bedroom with views to the rear of the property and to Flatts Wood.

Bedroom 2

12' 2" x 10' 5" (3.70m x 3.17m)

Bedroom two is also a good sized double bedroom and benefits from a useful amount of storage within the eaves of the property, providing additional space for clothing and personal belongings.

Bedroom 3

12' 2" x 9' 9" (3.70m x 2.96m)

Bedroom three is currently utilised as an office and provides a comfortable and practical workspace, with space for a desk and additional furniture. The room is versatile in nature and could equally lend itself to use as a further bedroom, subject to the purchaser's requirements.

Bathroom

7' 4" x 5' 5" (2.24m x 1.66m)

The family bathroom is a well-appointed room comprising a bath with shower fitted over, wash basin set within a useful vanity unit and WC. The room benefits from partially tiled walls and provides a practical family bathroom.



Garden

The property has a low maintenance, south facing front garden mainly gravelled with mature shrub borders. To the side and rear, there is a landscaped garden which makes the most of the external space. Flatts Woods adjoins the gardens and provides a peaceful space to enjoy the outdoors from. The garden has a number of seating areas, with planted borders throughout.

Garage & Driveway

The garage benefits from an external up-and-over garage door, together with lighting and electricity, and provides useful additional storage space.

The property has a large double driveway allowing space for off street parking for two vehicles.

We understand that the garage roof is constructed from asbestos-containing sheets. Prospective buyers are advised to make their own enquiries and seek appropriate professional advice regarding the condition of the roof, any associated risks, and the potential costs of repair, maintenance or replacement.

Services

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

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.



Particulars Notes

Particulars and photos are dated September/October 2026.

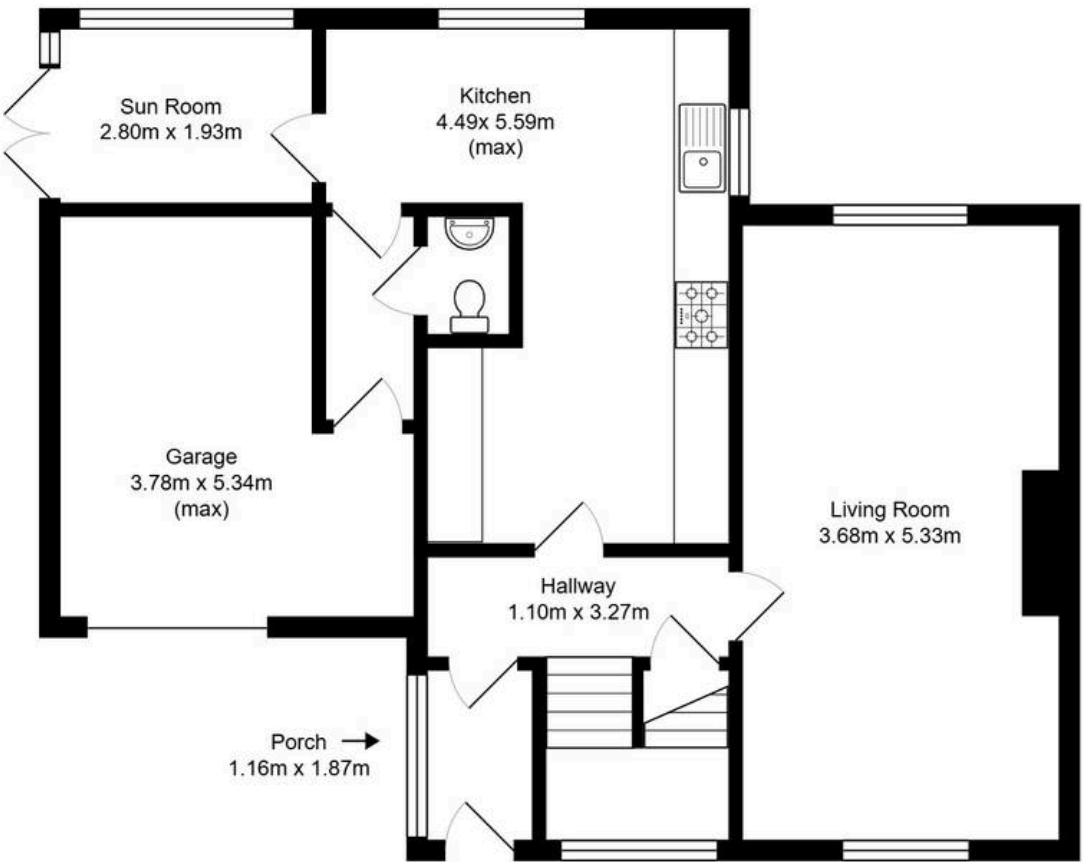
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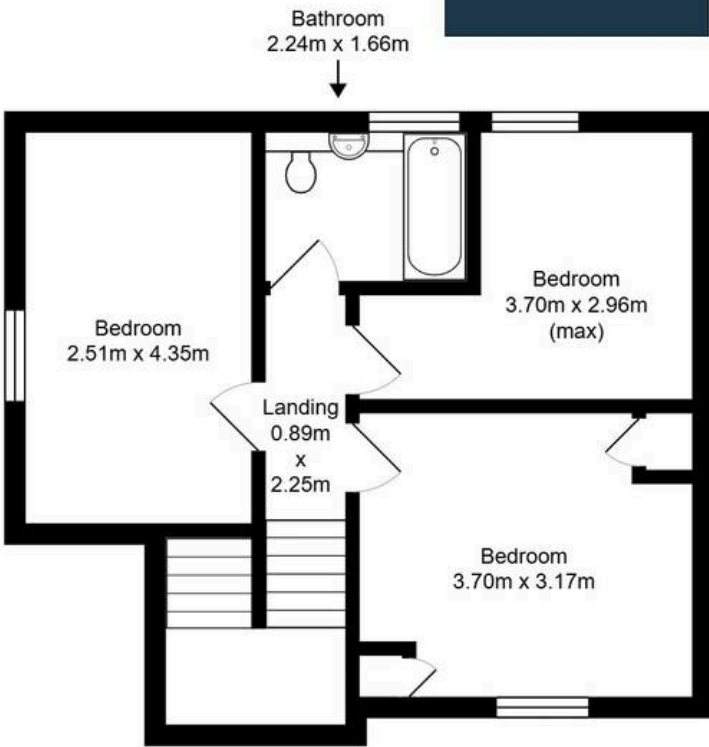
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Ground Floor



First Floor

All measurements are approximate and for display purposes only.



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