JONATHAN WALLIS

3 Bede Kirk, Barnard Castle

Barnard Castle

Offers Over £300,000

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Barnard Castle

Extended four-bed semi detached property offering spacious living accommodation with a modern kitchen, two bathrooms, south-facing garden with decking, and double driveway, ideal for families seeking comfort and style.

what3words ///imply.nests.views

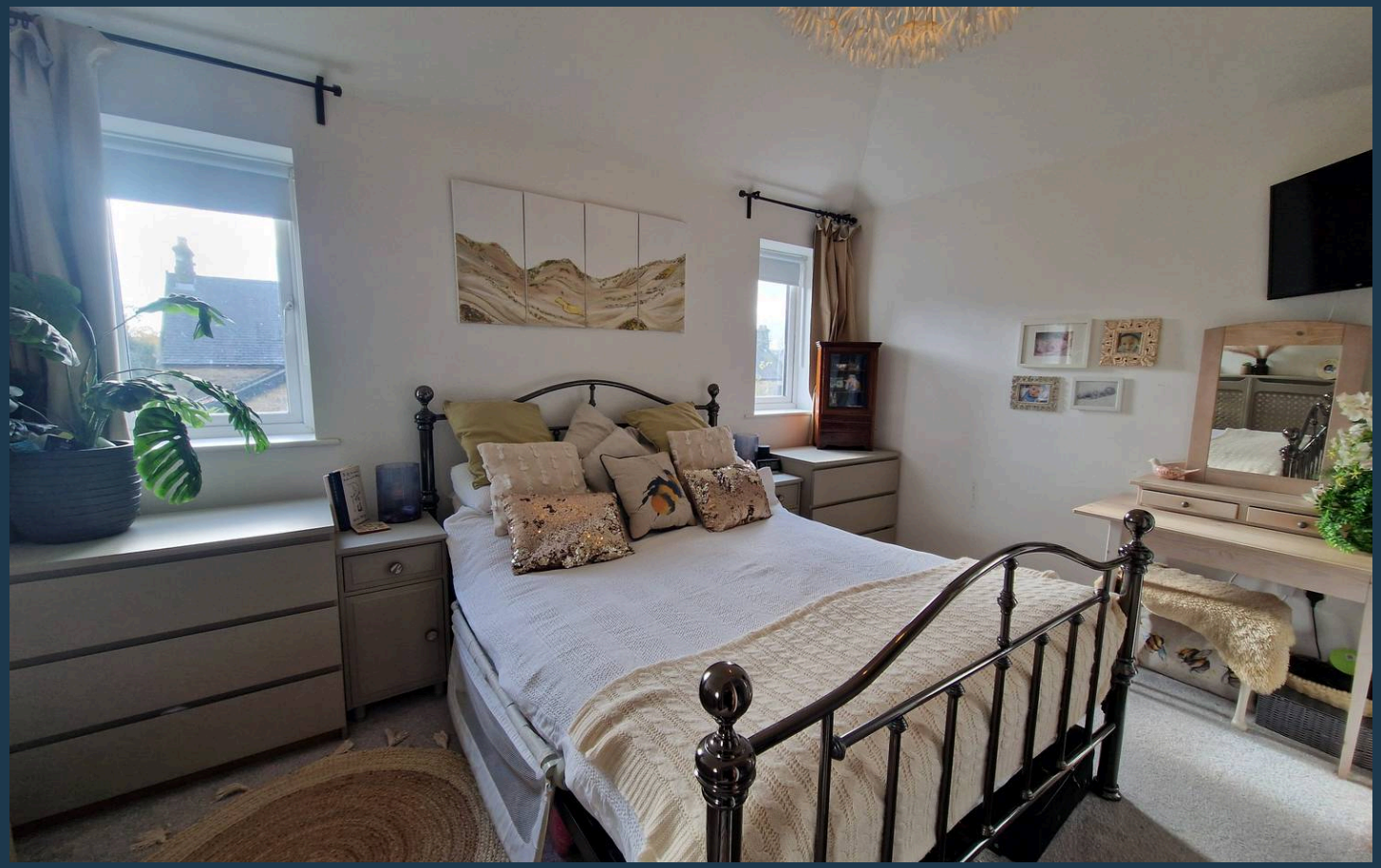
- A beautifully presented and extended semi-detached family home
- Spacious living room with multi-fuel stove
- Extended kitchen/breakfast room with central island and bi-fold doors
- Four bedrooms and two bathrooms
- Private, enclosed south-facing garden
- Double driveway to the front
- Council Tax Band rating: B
- Tenure: Freehold
- EPC Energy Efficiency Rating: C

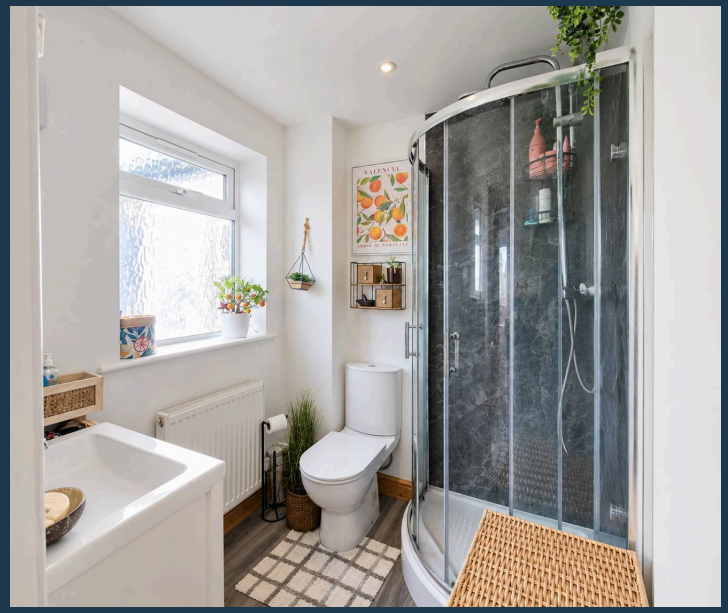
Entrance Hallway
17' 5" x 6' 6" (5.32m x 1.97m)
The front door opens into a spacious reception hallway, with doors radiating to the ground floor living accommodation, and stairs rise to the first floor. The hallway has hard wearing wood effect LVT flooring. The under stair cupboard has been conveniently converted to a ground floor WC.

Living Room
24' 6" x 11' 0" (7.47m x 3.36m)
The living room is well proportioned, spanning the full width of the property and featuring a multi-fuel stove set beneath an attractive wooden mantel. The room is filled with natural light from the large bay window and a second window over the play room area of the room.

Kitchen
14' 6" x 17' 7" (4.43m x 5.37m)
The kitchen enjoys a dual aspect to the rear and side of the property with bi-fold doors opening onto a pleasant, private seating area to the side. The kitchen is fitted with a range units, complemented by solid oak worktops incorporating a porcelain sink. Integrated appliances include a four-ring gas hob with extractor hood over, an eye-level oven and grill, a dishwasher and an under-counter fridge. A central island provides additional workspace and incorporates a breakfast bar, ideal for informal dining, while there is also ample space for a separate dining table. The LVT flooring continues from the hallway and is a light wood effect flooring that reflect natural light throughout the room.

Utility Room
8' 0" x 6' 6" (2.44m x 1.98m)
Completing the ground floor accommodation is a useful utility room, offering space, power and plumbing for white goods, together with additional storage.





Ground Floor WC
4' 2" x 2' 2" (1.26m x 0.65m)

Landing
7' 8" x 2' 7" (2.33m x 0.80m)

Bedroom 1
8' 3" x 13' 0" (2.52m x 3.95m)
The main bedroom is a well-proportioned double room, positioned to the rear of the property and benefiting from full-height vaulted ceilings, enhancing the sense of space. The room is further complemented by a walk-in wardrobe and en-suite facilities.

En Suite
5' 11" x 5' 7" (1.81m x 1.69m)
The en suite comprises a corner shower, low-level WC, wash basin and heated towel rail.

Bedroom 2
10' 6" x 12' 8" (3.20m x 3.85m)
The second bedroom is a well-proportioned double room, featuring built-in wardrobes to one wall and views to the front of the property.

Bedroom 3
11' 1" x 9' 7" (3.37m x 2.92m)
The third bedroom is another generously sized double, with views to the front of the property.

Bedroom 4
6' 10" x 9' 11" (2.08m x 3.02m)
The fourth bedroom is currently utilised as a nursery, however is a nicely proportioned single bedroom and enjoys southerly views to the rear of the property.

Bathroom
6' 4" x 5' 11" (1.93m x 1.80m)
The family bathroom completes the accommodation and features a modern white suite comprising a WC, a wash basin set within a vanity unit, and a panel-enclosed bath.

Garden
To the rear, an enclosed south-facing garden is predominantly laid to lawn, with raised beds planted with seasonal flowers, a raised decking area and a patio area. The garden is further complemented by three useful garden sheds, providing additional storage.

Driveway
To the front of the property there is a double driveway providing off road parking for at least two vehicles.

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

Material Information
The property has access to a good broadband connection and has mobile service across most providers. We would advise prospective purchasers to verify this information independently.

Viewers
To arrange a viewing, please contact the office on 01833 908087.

Particulars Notes

Particulars and photos are dated October 2026.

Every effort has been made to ensure the accuracy of these particulars; however, they are intended as a general guide only and should not be relied upon as statements of fact. Any information that is of particular importance should be independently verified.

All measurements, dimensions, boundaries, and floor areas are approximate. The inclusion of any fixtures, fittings, appliances, or services does not imply that they are in satisfactory working order or have been tested.

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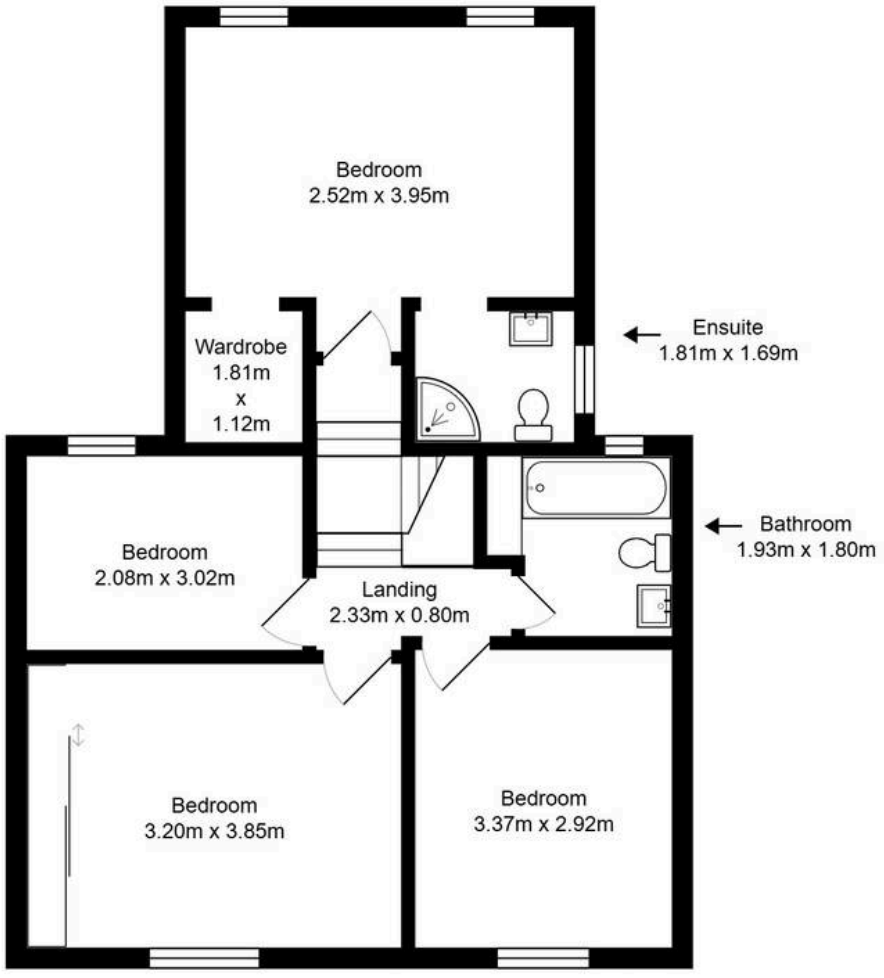
Ground Floor



First Floor

All measurements are approximate and for display purposes only.

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