

Merlin Drive

Barnard Castle DL12 8FL

£255,000

Venture
PROPERTIES









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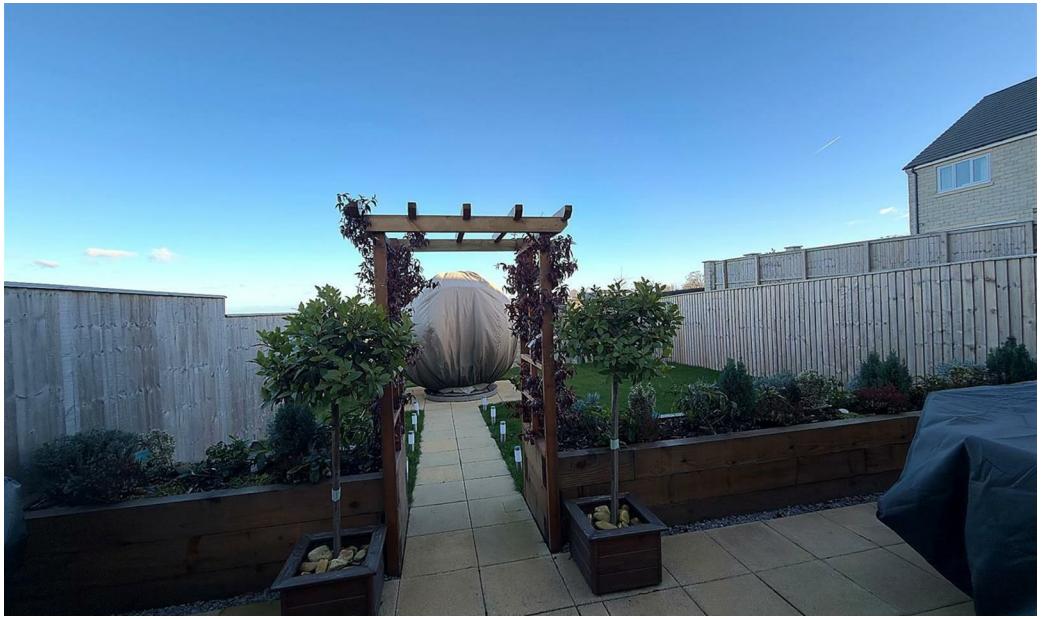






Merlin Drive

Barnard Castle DL12 8FL



- Three Bedroom Semi-Detached
- Very Well Presented Throughout
- Council Tax Band C
- Off Street Parking
- Landscaped Rear Garden with Stunning Views
- EPC Rating B
- Sought After Barnard Castle Location
- Perfect Family Home
- Viewing Recommended

Nestled on Merlin Drive in the picturesque town of Barnard Castle, this stunning house presents an exceptional opportunity for discerning buyers seeking a modern home with breathtaking countryside views. This immaculate property boasts a contemporary design that harmoniously blends style and comfort, making it a true gem in the market.

Upon entering, you will be greeted by a spacious and inviting living area that flows seamlessly into a fully fitted kitchen, perfect for both everyday living and entertaining guests. The home features three generously sized bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and convenience. A well-appointed family bathroom serves the additional bedrooms, providing ample facilities for family and guests alike.

Externally, the property is equally impressive, featuring a long driveway that offers convenient parking for multiple vehicles. The beautifully landscaped garden is a delightful outdoor space, ideal for relaxation or hosting gatherings, all while enjoying the stunning views that surround the home.

Offered for sale with no onward chain, this property is ready for you to move in and make it your own. With a Council Tax Band of C and an impressive EPC Grade of B, this home not only provides comfort and style but also efficiency. Do not miss the chance to view this remarkable property; it truly is a must-see for anyone looking to embrace modern living in a serene countryside setting.

Entrance Hall
Leading from the front door is the bright entrance hallway with staircase leading to the first floor. Bespoke under stairs draws and cupboard for extra storage space.

Lounge
Stylish Karndean lvt flooring, radiator, double glazed window with fitted blind.

Kitchen/Dining Room
Fully integrated stylish kitchen with modern base and wall units for storage and contrasting worktops. Integrated appliances including oven, grill, dishwasher, washing machine and fridge/freezer. Double glazed window and patio doors leading out to the rear garden.

WC/Cloakroom
WC and sink. Chrome radiator.

Landing
Access to bedrooms and bathroom. Access to the loft which has been boarded.

Bedroom One
Carpeted flooring, double glazed window and radiator. Fitted mirrored wardrobes providing fantastic storage. Access to the En-suite.

En-Suite
WC, sink with vanity unit and double shower. Tiled walls and double glazed window.

Bedroom Two
Carpeted flooring, radiator and double glazed window.

Bedroom Three
Carpeted flooring, radiator and double glazed window. Fitted wardrobe for extra storage.

Bathroom
WC, sink panel bath with hand held shower head.

External
To the front is a long driveway providing ample parking. The rear garden has the WOW factor with stunning countryside views, fully landscaped and beautifully maintained. There is a large patio area perfect for relaxing or entertaining, mature shrubs, planters and flower beds and enclosed with a brick wall surround. Included in the sale is a fantastic Garden pod 'the Rotating Lounger' with 360° rotation that is perfect for dining and also transforms into a bed. for relaxing.

Tenure
Freehold

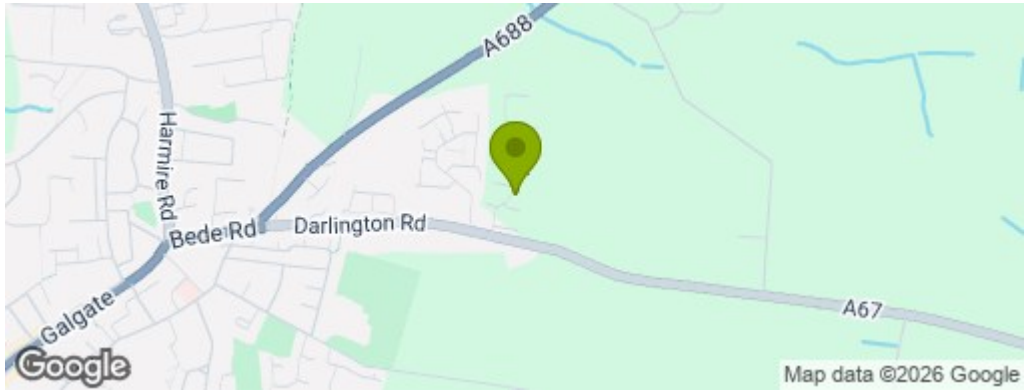
Property Details
Local Authority: Durham

Council Tax Conservation Area No
Flood Risk Very low
Floor Area 1,636 ft 2 / 152 m 2
Plot size 0.06 acres
Broadband
Basic
16 Mbps
Superfast
55 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house





Property Information

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