



**** IMPRESSIVE DETACHED PROPERTY ** ** FOUR DOUBLE BEDROOMS ****
**** LARGE SITE ** ** VILLAGE LOCATION ****
**** NEWLY BUILT 1974 WITH ONLY TWO OWNERS FROM NEW ****

Properties of this nature and location are considered in high demand and we anticipate this to be no exception with early viewings highly recommended to avoid disappointment but also to appreciate what 'Brook House' has to offer.

It has huge kerb appeal with ample parking and a double garage, there is a large mature garden to the front with a delightful stream giving a gentle ambience, with such an ideal setting and natural simplicity.

Barton village is extremely sought after and lies within easy reach of both Darlington and Richmond where one can walk for miles and enjoy scenic beauty or simply relax and unwind in the well tended gardens.

Please Note: Council tax band E. Freehold basis. EPC rating D
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

15 Silver Street, Barton, Richmond, DL10

6JH

4 Bed - House - Detached

Offers In The Region Of £375,000

EPC Rating: D

Council Tax Band: E



**SMITH &
FRIENDS**
ESTATE AGENTS

15 Silver Street, Barton, Richmond, DL10 6JH



The home has been extremely well cared for and maintained by the present owners, including significant recent improvements in 2021 including the removal of a wall between the kitchen and dining room to allow open plan living, perfect to maximise on family time. Stunning WREN kitchen also fitted in 2021, as was the front door, and French door from the principal reception room. Also benefitting from Bosch smart central heating system with easy control smart thermostat and security camera's.

With well proportioned, flexible rooms perfect for the coming and goings of an active family life, this truly is as impressive to look at, as practical to live in.

GROUND FLOOR

A light and airy hallway giving an excellent first impression with open staircase to the first floor, generous ground floor cloaks/w.c. with white suite, hand basin and w.c., great potential to become a shower room. Right of the hallway is an excellent sized lounge/family room, perfect for entertaining running front to rear featuring a attractive fireplace with electric fire and French doors to the rear.

Light and airy kitchen/dining room with dining to the front, and impressive WREN kitchen, provides an excellent range of modern contrasting units with laminate work surfaces incorporating a sink unit, hob, oven, integrated washing machine, microwave and dishwasher.



FIRST FLOOR

A window to the front elevation allowing natural light, useful storage cupboard which also houses the Worcester combi boiler (both boiler and radiators newly installed December 2018), and hatch allowing loft access.

Four well dressed double bedrooms, three of which with fitted wardrobes and an impressive four piece bathroom with panelled bath, separate shower cubicle, wash hand basin, W/C. and part tiled walls.



EXTERNALLY

Well maintained mature wrap around gardens, the large front garden will certainly not fail to impress. The hard surface driveway allows off street parking for multiple vehicles leading to the detached double garage with electric up and over door, lighting and power.

There is dual pedestrian side access which leads to the manageable rear garden which has a favourable Southerly aspect thus gaining the majority of the summer sun. It is laid to lawn along with a paved patio area, perfect for those warmer months.



ENTRANCE HALLWAY

GROUND FLOOR CLOAKS W/C

LOUNGE/FAMILY ROOM

19'1" x 12'4" (5.82 x 3.76)

DINING AREA

10'11" x 10'5" (3.35 x 3.20)



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KITCHEN
12'4" x 10'5" (3.78 x 3.20)

FIRST FLOOR LANDING

BEDROOM
12'4" x 10'11" (3.76 x 3.33)

BEDROOM
10'7" x 8'11" (3.23 x 2.74)

BEDROOM
10'5" x 7'6" (3.20 x 2.31)

BEDROOM
12'4" x 7'10" (3.78 x 2.41)

BATHROOM/W.C

FRONT EXTERNAL

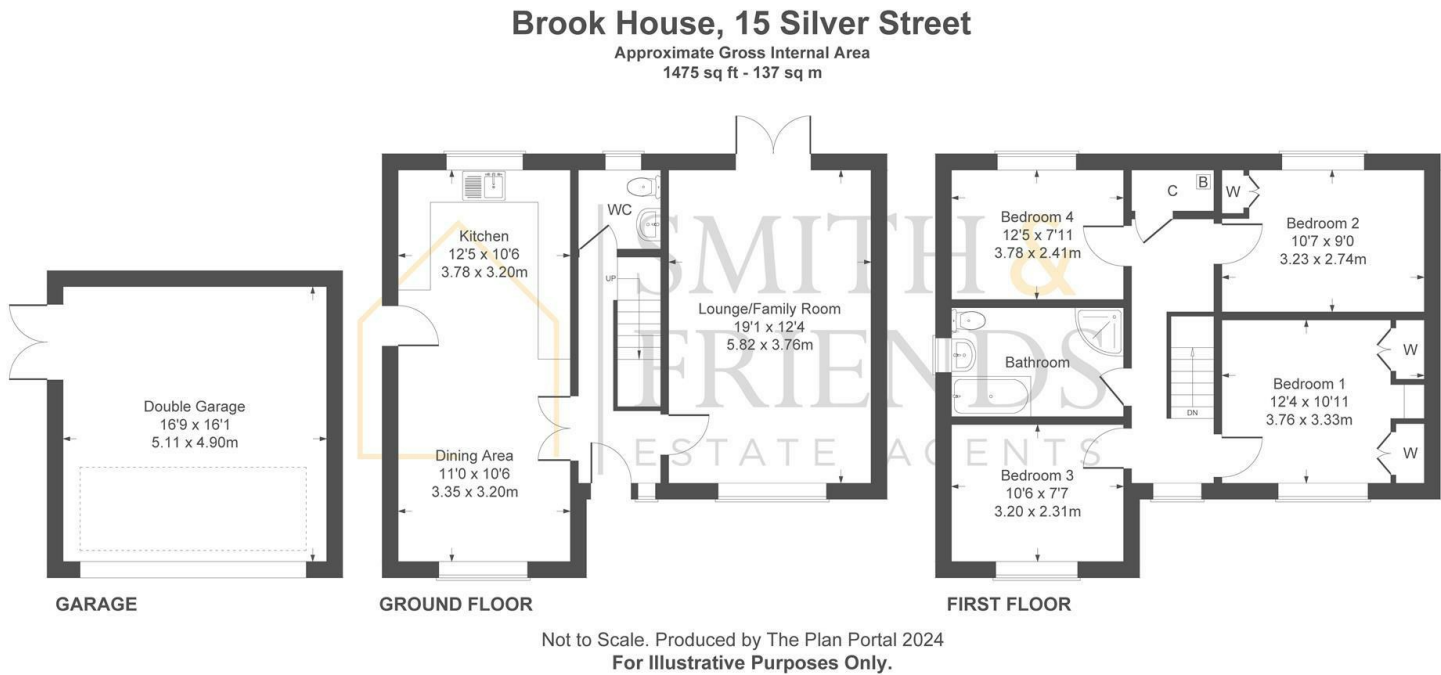
REAR GARDEN

DOUBLE GARAGE
16'9" x 16'0" (5.11 x 4.90)



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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