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82 Merlin Drive, Barnard Castle
Asking Price £255,000

Situated in the desirable market town of Barnard Castle, this exquisite three-bedroom semi-detached house on Merlin Drive is a remarkable opportunity for those seeking a modern home. Built in 2023, this property is presented in immaculate condition, showcasing fine interior design throughout.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for both relaxation and entertaining. The layout is thoughtfully designed to maximise comfort and functionality, making it ideal for families or those who enjoy hosting guests. The property boasts two well-appointed bathrooms, ensuring convenience for all occupants.

One of the standout features of this residence is its appealing position within a tranquil neighbourhood, offering a perfect blend of privacy and community. With no onward chain, this home is ready for immediate occupancy, allowing you to settle in without delay.

Whether you are a first-time buyer or looking to downsize, this stunning property on Merlin Drive presents an exceptional opportunity to enjoy contemporary living in a charming town. Don't miss your chance to make this beautiful house your new home.







82 Merlin Drive, Barnard Castle

General Remarks
Offered For Sale with NO ONWARD CHAIN
A truly outstanding opportunity has arisen to acquire an immaculately presented three bedroom semi detached residence occupying a most pleasing position on Merlin Drive within the desirable market town of Barnard Castle.
Offering fine interior design
Gas fired central heating
UPVC double glazed windows throughout
We welcome viewings at the earliest opportunity to avoid disappointment

Location
The property is situated on Merlin Drive within the beautiful Market Town of Barnard Castle. The town offers a wide range of amenities including shops, restaurants and a Post Office as well as professional and cultural facilities including Bowes Museum. Many of the attractions of Teesdale and Swaledale are just a short distance away as are the North Yorkshire Moors and Lake District. The surrounding countryside is perfect for outdoor enthusiasts as the property is well-located for walking, cycling and horse riding with quiet country lanes and beautiful scenery. For schooling, there is a Primary School, while secondary schooling is available at Teesdale School. The prestigious Barnard Castle School is close by providing private education from 4-18 years; Prep School 4-11 years and Senior School 11-18 years.

Entrance Hallway
The property is entered through a composite door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from bespoke under stairs drawers and a cupboard providing useful storage. A staircase leads to the first floor landing.

Cloakroom
The cloakroom is warmed by a stylish chrome radiator and is fitted with a modern and most contemporary suite comprising of a wash hand basin and a low level WC.

Living Room
The beautifully presented living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from stylish Karndean LVT flooring and a double glazed window.

Kitchen / Dining Room
The modern and most contemporary kitchen / dining room is situated to the rear elevation of the property. The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from a UPVC double glazed window and a number of integrated appliances including an electric oven, an integrated hob with overhead extractor hood, a dishwasher, washing machine and fridge/freezer. Patio doors lead out to the rear garden. The dining room is warmed by a central heating radiator and is tastefully decorated in neutral tones.

First Floor Landing
A staircase leads to the first floor landing. There is a hatch which gives access to the boarded out loft.

Bedroom One
A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a double glazed window, built in mirrored wardrobes providing useful storage and an adjoining En suite shower room.

En Suite Shower Room
The En Suite shower room has a double glazed window, a tiled floor, partially tiled walls and is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin inset into a vanity unit and a low level WC.

Bedroom Two
With fine views overlooking the rear garden and open countryside beyond a further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a double glazed window.

Bedroom Three
A further bedroom with a double glazed window offering fine views overlooking the rear garden and open countryside beyond. Warmed by a central heating radiator and tastefully decorated in neutral tones.

Bathroom
The bathroom is warmed by a chrome towel radiator, has partially tiled walls, a UPVC double glazed window and is fitted with a modern and most contemporary suite comprising of a bath, a wash hand basin and a low level WC.

Externally
Externally to the front of the property there is a long driveway providing off road car parking and a garden which has been designed for low maintenance. The rear garden truly has the WOW factor with stunning open countryside views. The delightful garden is fully landscaped and beautifully maintained. The garden is laid to lawn and complimented with a variety of mature shrubs, planters and flower beds. There is also a large patio area which is perfect for outdoor entertaining.







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