



GSC GRAYS

PROPERTY • ESTATES • LAND



5, Tunstall Walk

Startforth Barnard Castle, DL12 9BY

Asking Price £320,000



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Situation & Amenities

Barnard Castle town centre 0.7 miles, Richmond 16 miles, Bishop Auckland 16 miles, Darlington 17 miles, Durham 26 miles (please note all distances are approximate). The property is located in the sought after village of Startforth, west of the historic and popular market town of Barnard Castle. The market town of Barnard Castle offers a wide variety of amenities including independent and national shops, supermarkets, cafes and eateries. There are also a number of independent gift shops, butchers and bakers in the locality, as well as attractions including The Bowes Museum and The Castle. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies within easy reach of the A66 and A1(M) bringing many areas within easy commuting distance.

Description

A superbly presented, detached home situated within a popular location within close proximity to Barnard Castle. The property offers spacious and light accommodation throughout, arranged over three floors. The ground floor including a living room, a kitchen/dining room, utility and WC. To the first floor there are two bedrooms, including a spacious principal bedroom with en-suite shower room and a balcony enjoying views over the rear garden. To the second floor there are two further double bedrooms and a shower room. This neutrally decorated home sits on a great plot with good sized gardens to the rear with patio seating areas and lawns. To the front of the property there is also the added benefit of parking, and a large garage. Located close by to both primary and secondary education, this would make an ideal family home.

Accommodation

Door leading to:

Entrance Hall

With doors leading to the kitchen/dining room, downstairs WC, living room and storage cupboard.

Living Room

A dual aspect room with double doors leading to the rear garden and two radiators.

Kitchen/Dining Room

A kitchen/dining room which is dual aspect and a large window to

the front of the property. There is space for a dining table and chairs, the kitchen area benefits from fitted wooden wall and base units, a stainless steel sink, drainer and mixer tap with views over the rear garden, induction hob with extractor fan and integrated appliances including a double electric oven, fridge/freezer and dishwasher. Door leading into the utility. Radiator.

Utility

With a fitted base unit and space for a tumble dryer and washing machine. Door leading to the rear garden. The boiler is housed here. Radiator.

WC

Benefitting from a WC, wash hand basin with tiled splashbacks and a radiator.

First Floor Landing

With doors leading to a double bedroom, a single bedroom and house bathroom. Giving access to the airing cupboard, radiator and stairs leading up to the second floor landing.

Principal Bedroom

A double bedroom with fitted wardrobes, with access to the en-suite, radiator and French doors leading onto a balcony offering views over the rear garden. The balcony benefits from decked flooring with a wrought iron fence and stone walls overlooking the rear garden.

En-Suite Shower

With tiled flooring, shower cubicle with tiled splashbacks, WC, wash hand basin and a heated towel rail and circular window to the front.

Bedroom Two

A single bedroom with a large window to the front creating lots of natural light and a radiator.

House Bathroom

Benefitting from a bath, WC, wash hand basin with partially tiled walls and a heated towel rail. Window to the rear.

Second Floor Landing

With access to the loft and doors leading to two bedrooms, one of which is currently used as a home office and door leading to shower room.

Bedroom Three

A double bedroom with vaulted ceilings and Velux windows which is dual aspect creating natural light and character. Two radiators.

Home Office/Bedroom Four

A spacious home office which would be ideal as a double bedroom with vaulted ceiling and Velux window, dual aspect. Two radiators.

Shower Room

Benefitting from a shower cubicle with tiled splashbacks, wash hand basin with tiled splashbacks, WC, vaulted ceiling and heated towel rail.

Externally

To the front of the property there is a driveway with off-road parking for two cars and access to the double garage. To the rear of the property is a large stone flagged area perfect for seating with a door leading leading to the garage and a tap. The stone flagged area leads to the lawned garden where there is a gravelled area, perfect for seating or herbs/vegetable patch, wooden panelled fenced boundaries creating an enclosed feel.

Garage

With a double garage with an up and over door with electric and lighting.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

Particulars

Particulars written in March 2022.

Photographs taken in March 2022.

Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Road Map



Hybrid Map



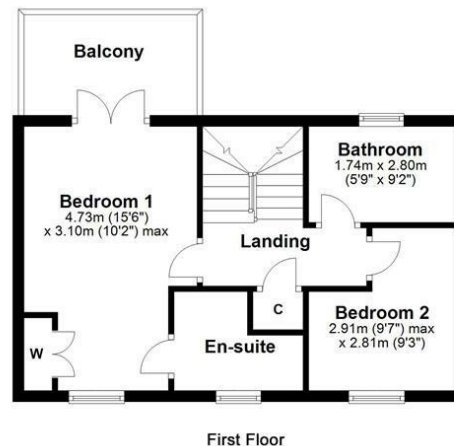
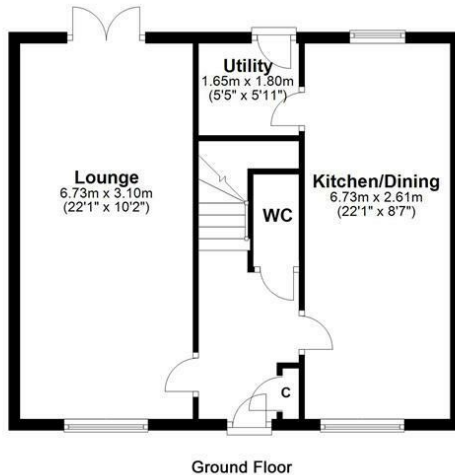
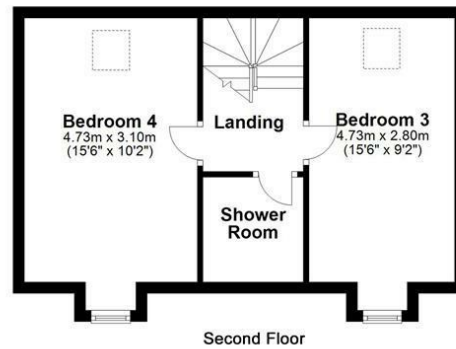
Terrain Map



Floor Plan

5 Tunstall Walk Startforth

Total area: approx. 127.3 sq. metres (1370.6 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

