

32 GRANGEFIELDS

STARTFORTH, BARNARD CASTLE
COUNTY DURHAM, DL12 9BF

GFW.

32 GRANGEFIELDS

STARTFORTH, BARNARD CASTLE
COUNTY DURHAM, DL12 9BF

APPROXIMATE MILEAGES

Bishop Auckland 16 miles - Darlington 17 miles - Durham 26 miles

PROPERTY SUMMARY

A well presented four bedroom detached family home situated on a popular modern development. Enclosed lawned gardens to the rear, as well as a double driveway leading to a single integral garage. Available with no onward chain.

GUIDE PRICE £285,000





0333 920 2220 sales@gfwllp.co.uk gfwllp.co.uk

The Area

Startforth is on the fringe of the ever popular town of Barnard Castle and comprises an interesting variety of houses and cottages. It is situated only a mile from the town centre which is reached by a pleasant walk over the Tees, either via County Bridge or by the pedestrian Green Bridge. The village is also well serviced by local transport.

Startforth currently supports a Church and locally renowned nursery school. A broader range of shopping, educational and recreational facilities can be found within the town centre itself.

Barnard Castle is often referred to as the “Gateway to Teesdale” with many rural beauty spots close at hand. For the commuter, the A66, the A67 and the A1 (M) provide links with the major commercial centres of the North East. Darlington mainline railway station and Durham Tees Valley international airport offer further communications with the rest of the country.

The Property

32 Grangefields is a well presented detached family home situated on a popular modern development. Available with enclosed gardens to the rear, there is also a double driveway leading to a single integral garage.

The main entrance leads into the spacious reception hallway, which benefits from a ground floor WC/ cloakroom and a useful under stair storage cupboard.

To the right hand side lies the kitchen, which is fitted with a modern range of high gloss base and wall mounted storage units, topped with contrasting worktops which incorporate a stainless steel sink. Integral appliances include an electric four-ring ceramic hob with an extractor fan over and an electric oven. There is also plumbing for a washing machine and dishwasher, as well as a freestanding fridge/freezer.

To the rear of the property lies the open plan living/dining room which is light and airy courtesy of the French doors leading out to the rear garden.

To the first floor, there are four bedrooms, the master is a well proportioned double facing the front elevation. There are en-suite facilities which comprise a low level WC, a wash hand basin set upon a pedestal and a shower cubicle with mains fed shower.

The second bedroom is a further good sized double facing the front elevation, with a useful storage cupboard over the stairs.









The third bedroom is a good sized single to the rear, while the fourth is a further good sized single enjoying a rear aspect view and would be ideally suited to a home office or nursery.

The first floor accommodation is completed by the family bathroom which is fitted with a white suite comprising a low level WC, a wash hand basin set upon a pedestal and a panel enclosed bath.

To the front of the property, there is a double driveway leading to an integral single garage with an electrically operated up-and-over door. To the rear, there is an enclosed garden which is predominantly laid to lawn with planted borders with established Plum and Bramley Apple trees. There is a pleasant decked area, providing an ideal seating area, as well as a large greenhouse.

Note

Please note that a service charge of approximately £209 per annum for 2026 is due for the maintenance of communal areas within the development.

Tenure & Possession

Freehold, available with vacant possession upon completion.

EPC Rating

This property has been certified with an EPC Rating of B/82.

Local Authority

Durham County Council. The property is Council Tax Band D.

Utilities

The property benefits from mains water, drainage, electricity and gas. The central heating system is gas fired.

Parking

To the front of the property there is a double driveway leading to the single integral garage with an up and over door.

Characteristics

There is no current broadband connection at the property, and interested parties are advised to make their own enquiries into approximate speeds and coverage.

Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

what3words

Every three metre square of the world has been given a unique combination of three words.

///dentistry.political.glass

Viewings

Viewings are strictly by prior appointment with GFW.







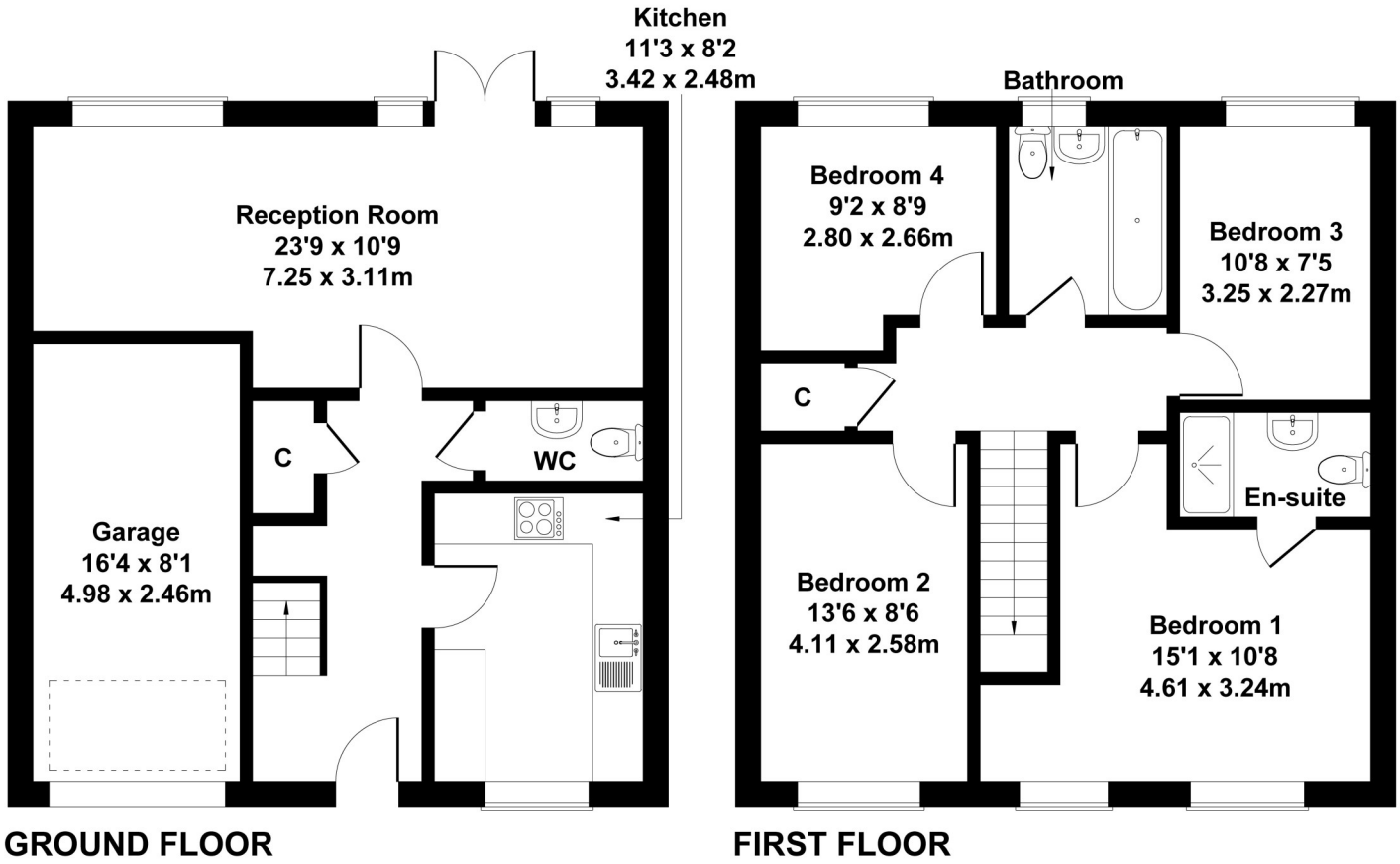


Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



Approximate Gross Internal Area
1216 sq ft - 113 sq m



GFW.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

FLOOR PLAN

32 GRANGEFIELDS

© Crown copyright and database rights 2024 OS Licence Number 0100031673. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.
Not to scale. For illustration purposes only.

0333 920 2220 sales@gfwllp.co.uk gfwllp.co.uk 14c Redwell Court, Barnard Castle, County Durham, DL12 8BN