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Bouch Way  
Barnard Castle, DL12 8FD  
**Offers over £345,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

Located in the highly sought-after Bouch Way, Barnard Castle, this stylish four-bedroom detached house offers a perfect blend of modern living and convenience. Situated within an exclusive development, the property is ideally located for easy access to Barnard Castle town centre, local schools, and various amenities.

Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The ground floor features a cloakroom/WC, a spacious living room that flows seamlessly into a delightful conservatory, creating an inviting space for relaxation and entertaining. The stunning open-plan fitted kitchen and dining area is a highlight, designed for both functionality and style, making it the heart of the home.

To the first floor, you will find four well-proportioned bedrooms, including a master bedroom complete with an en-suite bathroom. The family bathroom has been thoughtfully refitted to meet modern standards, ensuring comfort for all residents.

One of the standout features of this property are the open views to the front, complemented by a west-facing rear garden that is perfect for enjoying the afternoon sun. The property also benefits from a single garage with driveway, providing ample parking and storage options. There is also an electrical vehicle charging to the rear.





- DETACHED FAMILY HOME
- STYLISH READY TO MOVE INTO
- STUNNING OPEN PLAN KITCHEN/DINER
- OPEN VIEWS TO THE FRONT
- SINGLE GARAGE WITH DRIVEWAY

- SMALL EXCLUSIVE DEVELOPMENT
- WELL REGARDED AREA
- CONSERVATORY WITH VIEWS OVER REAR GARDEN
- INTERNAL VIEWING IS THE ONLY WAY TO APPRECIATE THIS SUPERB HOME
- NO ONWARD CHAIN

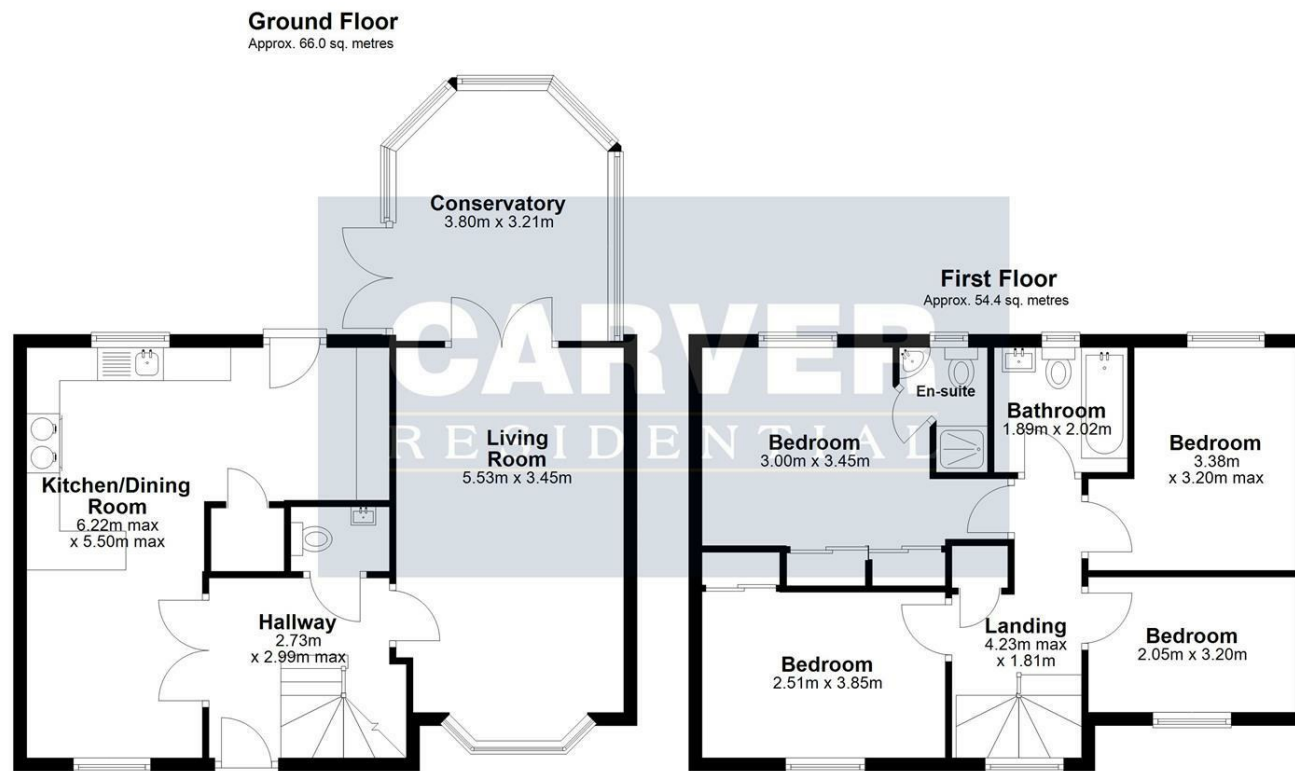
#### GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Durham (Tax Banding E)



Total area: approx. 120.3 sq. metres  
**12 Bouch Way, Barnard Castle**

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          | <b>76</b> | <b>86</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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