



Burnhope Way

Startforth, Nr Barnard Castle



ADDISONS

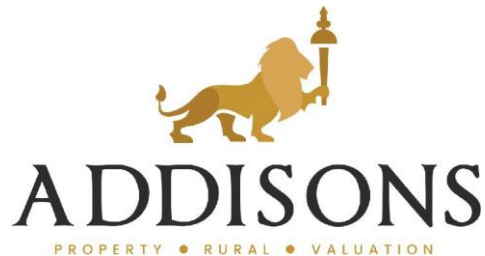
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

We are pleased to offer to the market this detached four bedroom, executive family home located in a commanding position on this popular modern development.

The property offers immaculately presented, flexible accommodation over three storeys and briefly comprises:- Entrance Hallway, Living Room, Dining Kitchen, Utility and Cloakroom to the Ground Floor. To the First Floor there is a Master Bedroom with En Suite Shower, Family Bathroom and Single Bedroom, Two Further Double Bedrooms and Separate Shower Room can be found on the Second Floor. Externally there is a Double Garage, Parking, Front and Rear Gardens.

Burhope Way sits within the Castle Croft development in Startforth which lies on the fringe of the ever-popular town of Barnard Castle and comprises of a variety of housing styles. It is situated only a mile from the town centre by a pleasant walk over the Tees, either over the County Bridge or by the Green Bridge and is also serviced by local transport. There is a broader range of shopping, educational and recreational facilities found within the town centre itself.



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ACCOMMODATION

Entrance Hall

Front entrance door, storage cupboard, doors accessing the living room, kitchen, LVT flooring and ground cloakroom. Stairs rising to the first floor accommodation.

Cloakroom

Wall mounted hand wash basin, low level wc and radiator.

Living Room

A good sized reception room with window to the front elevation, French doors leading out to the rear garden, two radiators and three ceiling lights.

Dining Kitchen

Modern gloss fitted wall and floor units with marble effect worktops incorporating sink unit with mixer tap and drainer. Integrated appliances including Bosch induction hob with Bosch modern glass extractor fan, wall mounted double oven, fridge, freezer and dishwasher. Dining area with radiators, space for family sized dining table and chairs, LVT flooring and windows to dual aspect. Door leading through to utility room.

Utility

Fitted wall and floor units incorporating Integrated washing machine, space for under counter appliance, gas central heating boiler and rear entrance door.

FIRST FLOOR

Landing

Radiator, storage/airing cupboard, doors accessing the first floor accommodation and stairs rising to the second floor.

Master Bedroom

Dual aspect windows, twin lights, radiator and furnished with built-in wardrobes.

En Suite

Oversized walk-in shower with mains shower, chrome heated towel radiator, wall mounted hand wash basin, low level, wc, tiled splash backs, vinyl flooring and obscured glazed feature porthole style window.



Bedroom Two

Single bedroom with window overlooking the front of the property and radiator.

Family Bathroom

White suite comprising panelled bath with mixer tap and shower head, wall mounted hand wash basin, low level wc, tiled splashbacks, chrome heated towel radiator, vinyl flooring and obscured glazed window to the rear elevation.

SECOND FLOOR

Landing

Radiator, loft hatch and doors accessing the second floor accommodation.

Bedroom Three

Double bedroom with dormer window to the front elevation, Velux style window and radiator.

Shower Room

Servicing both second floor bedrooms comprising:- walk-in shower with mains shower, wall mounted hand wash basin, low level wc, chrome heated towel rail, tiled splashbacks and vinyl flooring.

Bedroom Four

A further double bedroom which mirrors bedroom three having dormer window to the front elevation, Velux style window and radiator.

EXTERNALLY

To the front of the property there is a forecourt garden with steps leading up to the front entrance door. A pathway wraps around the side the property with access gate providing entry to the rear garden. The south facing rear, tiered garden is predominantly laid to lawn and has been professionally landscaped to include planted flowerbeds and Indian stone patio area. Outdoor lighting and water tap.

Double Garage benefitting from both power and lighting. There is additional parking directly in front of the garage.

SERVICES

Mains electricity, gas, water and drainage.

SERVICE CHARGE

A service charge will be payable upon completion of the development to cover the maintenance of communal areas. It is estimated that this will amount to approximately £120.00 per annum, but this is yet to be confirmed.

TENURE

Freehold

COUNCIL TAX

Freehold

PRICE

Offers Over £325,000

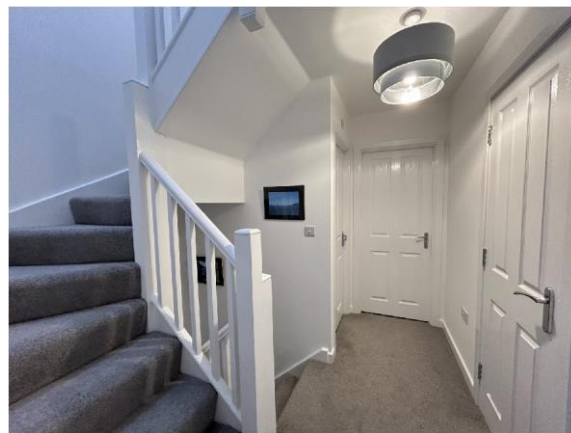
VIEWING

Viewings are strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1.

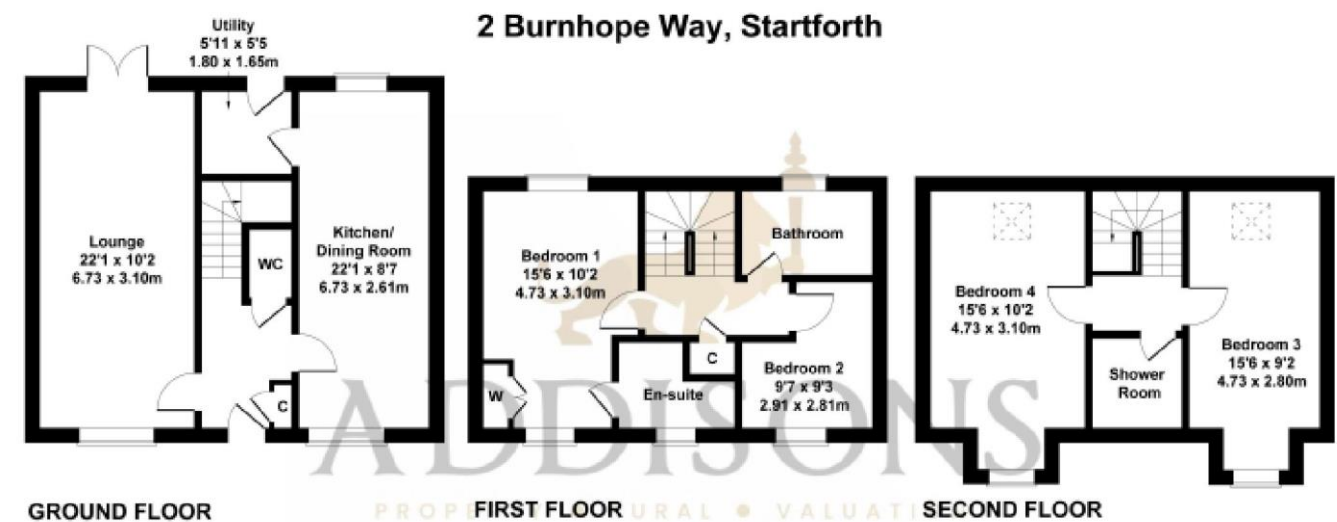
BROCHURE

Details and photographs taken January 2025. Some library images of the garden have been used from 2024.





Floor Plan



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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		93
81-91 B	84	
69-80 C		
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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