



GSC GRAYS

PROPERTY • ESTATES • LAND



2, Ashtree Drive

Barnard Castle, County Durham, DL12 8NZ

Asking Price £465,000



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Situation & Amenities

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

Description

An impeccably presented four bedroom detached home situated on the edge of the sought after market town of Barnard Castle. This executive home offers spacious and well thought out accommodation throughout, providing ample living space to the ground floor including three reception rooms, a dining kitchen, utility, WC and a double, integral garage. To the first floor the property has four double bedrooms, two with en-suite including a substantial master bedroom and a house bathroom. Immaculately presented and neutrally, yet tastefully decorated throughout the property offers superb accommodation to suit a wide range of buyers. Externally, the property also benefits from off road parking for two vehicles as well as immaculate and well stocked gardens both front and rear. The rear garden also benefits from a substantial patio, perfect for Al fresco entertaining and dining.

Accommodation

A front door leads into the entrance hallway.

Entrance Hallway

Stairs to the first floor, doors to the sitting room, dining room, office, kitchen, and ground floor cloakroom. Understairs storage cupboard, radiator and tiled flooring

Home Office

Window to the front with phone socket and a radiator. This room could also be utilised as a snug or playroom.

Sitting Room

With a bay window to the front, feature fireplace with a granite hearth and surround, spotlighting and double, glazed doors leading into the dining room. Radiator.

Dining Room

French doors lead out to the rear garden, double glazed doors into the sitting room and a radiator.

Living Kitchen

A contemporary kitchen with a good range of wall and base units with white frontage, granite work surfaces and integrated appliances including; fridge /freezer, dishwasher an AEG oven, induction hob and stainless steel extractor hood. Under lighting to the kitchen. Stainless steel inset sink unit with mixer tap and drainer. Window overlooking the rear garden. Tiled flooring. Contemporary wall mounted radiator. An opening through to a seating area which could also be used as a dining/breakfast space with French doors leading out to the rear garden. Radiator.

Utility Room

Fitted with wall and base units matching the kitchen with white frontage and granite work surfaces. Stainless steel sink with mixer tap and drainer, window overlooking the rear garden and a cupboard housing the gas combi boiler. A door leads into the integral garage and a door to the side leads to a path around to the rear garden. Tiled flooring and a radiator.

Cloakroom

Fitted in a white suite comprising low level WC and pedestal wash hand basin. Contemporary partially tiled walls, extractor fan and radiator.

First Floor Landing

There are doors leading to the four bedrooms, house bathroom, a useful storage/laundry cupboard and loft access. Window to the front and a radiator.

Master Bedroom

A large double bedroom with a dual aspect with two windows to the front and window to the side. A fitted wardrobe, radiators, phone and TV point. A door leads into the en-suite shower room.

En-suite Shower Room

A contemporary shower room with a pedestal wash hand basin, low level WC and step-in double shower with tiled walls, frosted glazed window to the rear, extractor fan, chrome heated towel rail and tiled flooring.

Bedroom Two

A double bedroom with two windows to the front with lovely far reaching views. Fitted wardrobes and an en-suite shower room.

En-suite

With a step-in shower, low level WC, pedestal wash hand basin. Frosted glazed window to the side, extractor fan, chrome heated towel rail. Tiled walls and flooring.

Bedroom Three

A double bedroom with a window overlooking the rear garden and a fitted wardrobe. Radiator.

Tel: 01833 637000

House Bathroom

With a white suite comprising panel bath with hand held shower head, pedestal wash hand basin, low level WC and a chrome heated towel rail. Frosted glazed window to the rear. Extractor fan, tiled walls and flooring.

Bedroom Four

A double bedroom with a window to the front. Radiator.

Externally

To the front of the property there is a block paved driveway providing off street parking for two vehicles. A block paved pathway leads up to the front door with ornamental gardens, box hedging, lawn areas and well stocked flower beds. There are iron railed boundaries and access to the side leading to the rear garden. The rear garden is immaculately presented, mainly laid to lawn with a block paved patio seating areas adjacent to the property, well stocked flower borders, fenced and walled boundaries. A pergola seating area and trees.

Garage

An integral double garage with an up and over door with spotlighting and power connected and electric heaters. This room could be used as a home/office/gym.

Tenure

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

Services and Other Information

The property is served by gas fired central heating and has mains gas, water, drainage and electric connected.

Local Authority and Tax Band

Durham County Council Tel: 03000 26 00 00.

The property is banded F

Particulars & Photographs

The particulars were written and the photographs taken in July 2021.

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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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Road Map



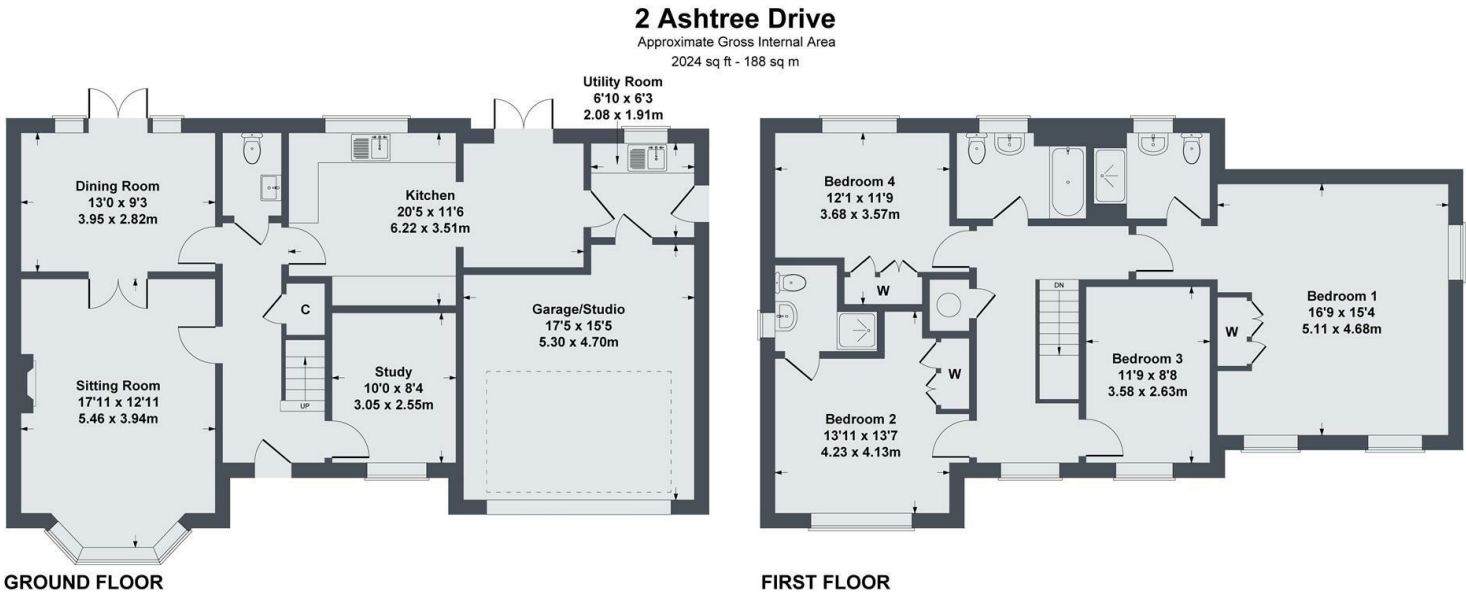
Hybrid Map



Terrain Map



Floor Plan



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.
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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

