



# 21 ASHTREE DRIVE

Barnard Castle, County Durham DL12 8NZ



**GSC GRAYS**

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# 21 ASHTREE DRIVE

Barnard Castle, County Durham DL12 8NZ

21 Ashtree Drive is 3 bedroom detached modern family home which is located off the main estate through-road, creating the perfect setting. This property has good sized reception rooms with big windows creating a naturally light feel throughout the house. Externally there is drive to the front with pretty borders leading to the front of the house and the garage. The south west facing rear garden benefits from a mixture of lawned and paved areas with an enclosed, private feel.



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### Situation & Amenities

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 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. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds are also easily accessible. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

### Accommodation

With door leading to:

#### Hall

With doors leading off to the downstairs accommodation and stairs leading to the first floor landing. A radiator.

#### Kitchen

Benefiting from fitted wall and base units, stainless steel sink and drainer, tiled splash backs, views over the rear garden, gas hob, integrated appliances consist of the following: double oven, fridge/freezer, washing machine and dishwasher. There is a door leading outside to the side path.

#### Living Room

With French doors leading to the rear garden, a spacious living area and a radiator.

#### Dining Room

To the front elevation with views over the front garden, a naturally light room and a radiator.

#### First Floor Landing

With doors leading to the first floor accommodation, access to the storage cupboard and to the loft. Radiator.

#### Bedroom One

A good sized double bedroom with fitted wardrobes and views over the front elevation. Door leading to the en-suite. Radiator.

#### En-Suite

To the front elevation, with a shower cubicle, hand basin, partially tiled walls and a WC. Radiator.

#### Bedroom Two

A double bedroom with fitted wardrobes, radiator and with views over the rear garden.

#### Bedroom Three

A spacious single bedroom to the rear elevation and a radiator.

#### House Bathroom

To the front elevation, benefiting from a bath, hand basin, WC, partially tiled walls and a heated towel rail.

#### Externally

With a drive to the front with ample parking for at least three cars, a walled boundary with well stocked borders. There is access to the rear garden to both sides of the house. The rear garden is West facing and has an enclosed, private feel with a patio area perfect for table and chairs, a lawned garden area, a variety of flowers and shrubs, tap, and a wooden fence boundary.

#### Garage

A single garage with an up and over door. Housing the boiler.

#### Tenure

The property is believed to be offered Freehold with Vacant Possession upon Completion.

#### Services

Mains electricity, drainage, water and gas are connected. Gas fired central heating. Double glazing throughout. Alarm system.

#### Service Charge

There is a service charge for the maintenance of the communal areas, for 2022, this cost was circa. £174 per annum.

#### Tax Band

For Council Tax purposes the property is banded D.

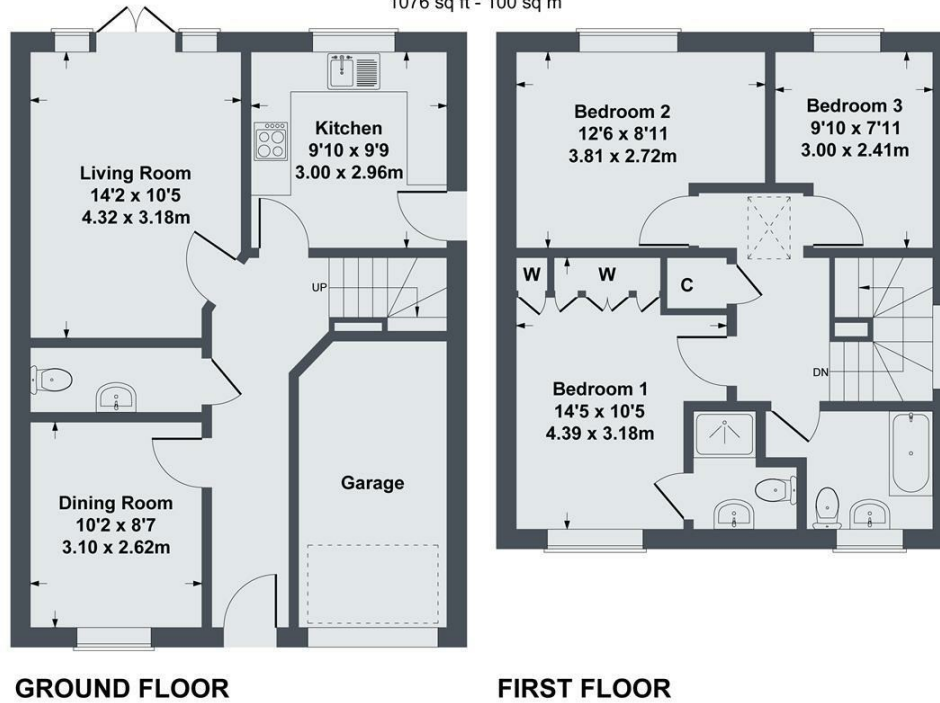
#### Local Authority

Durham County Council.



# 21 Ashtree Drive, Barnard Castle

Approximate Gross Internal Area  
1076 sq ft - 100 sq m

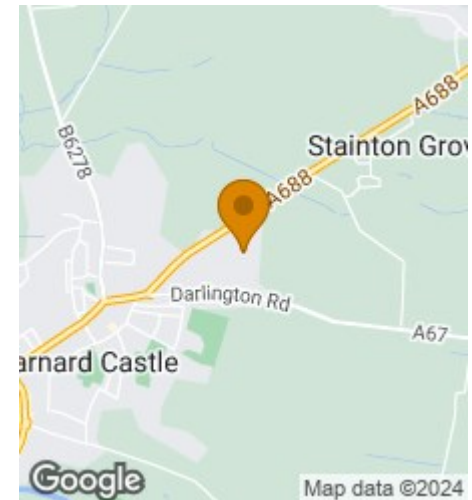


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>82</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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