



Grangefields

Startforth, Nr Barnard Castle



ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

Nestled in a cul-de-sac on a modern estate within the popular village of Startforth, this beautifully presented detached house, constructed in 2017, offers contemporary family living with the added benefit of ****no onward chain****. With ample space throughout, this property is perfectly positioned for those looking for a quiet setting while remaining within easy reach of the vibrant historic town of Barnard Castle, renowned for its charming high street, independent shops, and exceptional schools.

Upon entering through the composite part-glazed front door, you are greeted by a welcoming hallway featuring sleek grey wood-effect laminate flooring and practical cloaks rail, providing access to the stylish ground floor accommodation and the stairs to the first floor.

The spacious living room, situated to the rear of the property, enjoys patio doors that open onto a considerable paved patio garden, creating a seamless flow between indoor and outdoor living—ideal for family gatherings or entertaining guests. The garden itself features a canopy-covered patio, attractive lawns, a raised decking area, and thoughtful details such as outdoor lighting, an electric socket, and a water tap.

To the front, the versatile dining room benefits from ample natural light and views over the front garden, making it perfect as a formal dining space, a snug, or a playroom. The modern kitchen is fitted with contemporary white gloss units, wood-effect worktops, quality integrated appliances including fridge/freezer and fan oven, and enjoys a rear aspect over the enclosed garden. There is direct access to the garden from both the kitchen and living room, as well as a separate downstairs WC for guests' convenience.

Upstairs, the first floor landing offers access to all bedrooms, a convenient storage cupboard, and a loft hatch with part-boarded attic accessed via ladders. The principal bedroom is a generous double, complete with fitted wardrobes and a modern en suite shower room. Bedroom two is another well-proportioned double boasting garden views, while bedroom three is a comfortable single, ideal for children or a home office. The main bathroom features a sleek three-piece suite with shower over the bath, heated chrome towel rail, and tasteful tiled walls.



Externally, the property provides driveway parking for two vehicles, as well as an integral garage fitted with power and lighting—perfect for secure storage or workshop space. A well-maintained lawn and garden borders the front, adding to the home's kerb appeal.

Startforth enjoys easy access to local walks, the River Tees, and beautiful open countryside right on the doorstep. Barnard Castle is just a short drive away, with its weekly markets, notable restaurants, and leisure amenities. For families, reputable local schools are within proximity, and the area's tranquil setting is ideal for those seeking both privacy and community spirit.

This outstanding modern home offers style and practicality in equal measure—ready to move into with no onward chain. Early viewing is highly recommended to fully appreciate all this lovely property and its desirable location have to offer. Arrange your viewing today to ensure you don't miss out.

PRICE

£249,995

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors
T: 01833 638094 opt 1

PROPERTY INFORMATION

Title Number(s): DU365612

Tenure: Freehold

Local Authority: Durham

Council Tax Band:D

Annual Price: £2,622

Conservation Area: No

Flood Risk: Very low Predicted Broadband Speeds: Basic 3 Mbps, Ultrafast 8500 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Mains Electricity, Mains Gas, Mains Water and Mains Sewerage

Heating: Gas Fired Central Heating

Annual Service Charge: £208.80



SURVEY

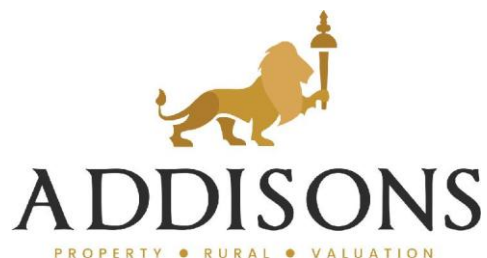
We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

COVERNANTS AND EASEMENTS

The property is subject to restrictive covenant(s) and/or easement(s) that will need to be verified by the seller's solicitor.

BROCHURE

Details and Photographs taken July 2026



13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094

info@addisons-surveyors.co.uk

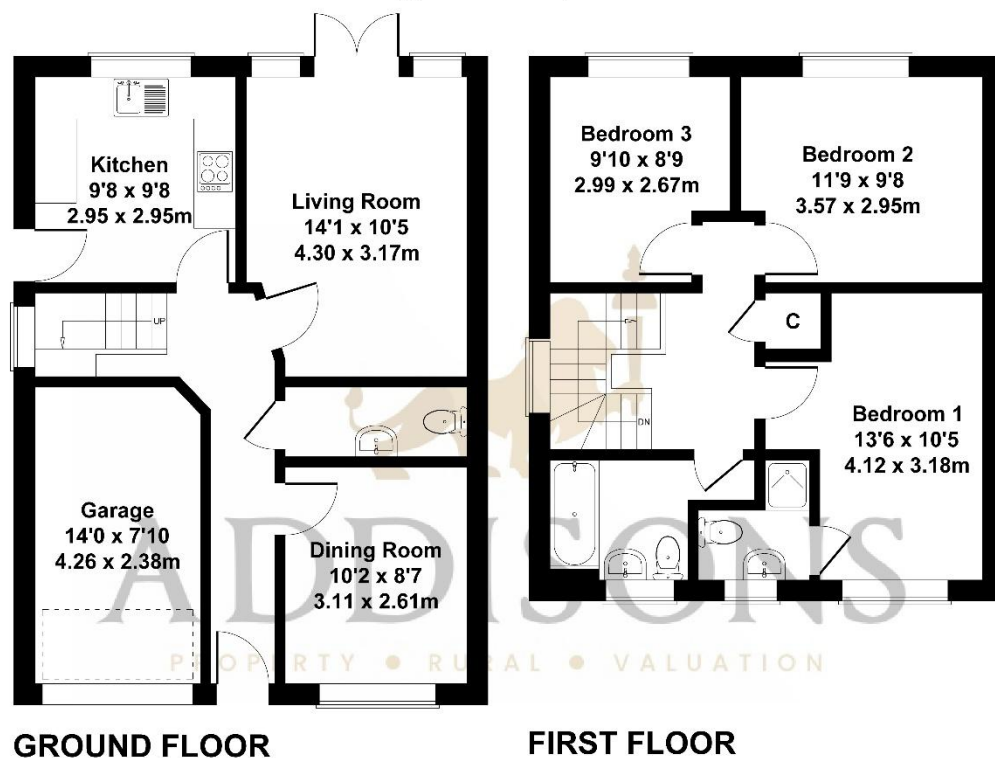
ADDISONS-SURVEYORS.CO.UK





Floor Plan

14 Grangefields, Startforth

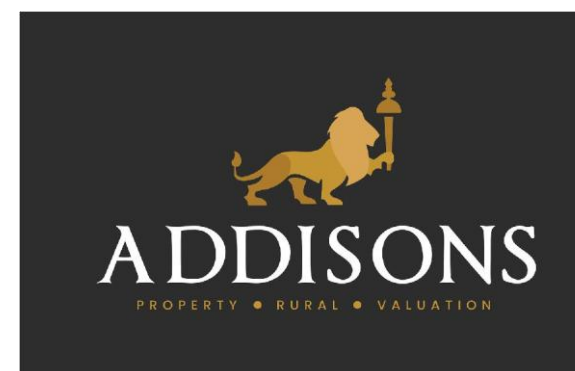


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2026

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

T: 01833 638094

ADDISONS-SURVEYORS.CO.UK