Ann Cordey
ESTATE AGENTS

62 Burnhope Way, Startforth, Barnard Castle, DL12 9DR

Offers In The Region Of £230,000

62 Burnhope Way, Startforth, Barnard Castle, DL12 9DR

Situated in a modern development of executive homes,Burnhope Way, Startforth, Barnard Castle, is a Three bedroomed semi-detached residence of generous proprtions and offers a perfect blend of modern living and accessibility to the picturesque countryside. Built in 2021, this new build property spans an impressive 936 square feet and is designed to meet the needs of various buyers.

The welcoming hallway is light and bright and sets the tone for the property throughout which bathed in natural light. The lounge is of a good size whilst the well-equipped kitchen and dining area are perfect for both everyday meals and entertaining guests and a convenient ground floor cloakroom/WC adds to the practicality of the layout.

The first floor boasts three generously sized bedrooms, with the master bedroom featuring its own ensuite facilities, ensuring comfort and privacy. Whilst bedroom two and three are serviced by the family bathroom/WC.

The property is set within a modern development that not only provides easy access to the historic market town of Barnard Castle but also offers access to the surrounding open countryside. For those who require quick travel options, the A66 is conveniently nearby, making commuting a breeze towards the East and West.

Outside, the landscaped garden is both attractive and easy to maintain, providing a lovely outdoor space for family gatherings or quiet evenings. With parking available for up to three vehicles, and this is in addition to a single detached garage.

Having been owned from new by the current vendors, this property enjoys the remainder of the NHBC guarantee, giving you peace of mind in your investment. Presented to a high standard, this home is ready for you to move into.

TENURE: Freehold
COUNCIL TAX:

RECEPTION HALLWAY
With staircase to the first floor and access to the lounge, kitchen/diner and cloaks/WC.

CLOAKS/WC
With modern white suite, WC and handbasin.

LOUNGE
15'9" x 10'8" (4.82 x 3.26)
A sizeable reception room, tastefully decorated with a window to the front aspectt and electric feature fireplace to cast a cosy glow.

KITCHEN & DINER
17'8" x 9'9" (5.39 x 2.99)
The kitchen has been well planned with an ample range of wall, floor and drawer cabinets with complementing worksurfaces and stainless steel sinkl unit. The integrated appliances include an electric oven and electric hob, fridge freezer and washing machine. There is plumbing for au automatic dishwasher also and a gas pipe should you prefer a gas hob.

The dining area can easily accommodate a family dining table and further storage is available with a built in under the stairs cupboard. The room has a window and French doors to the rear.

FIRST FLOOR

LANDING
The landing leads to all three bedrooms and to the bathroom/WC. There is also a handy built in linen cupboard and access to the attic area which is insulated. The landing area also has a window to the side aspect.

BEDROOM ONE
12'5" x 10'4" (3.81 x 3.17)
A generous master bedroom overlooking the front aspect and boasting en-suite facilities.

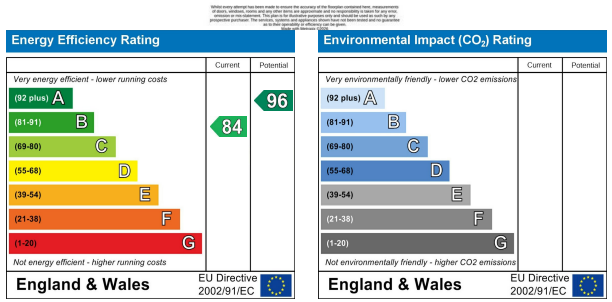
ENSUITE
With mains fed shower, wall hung hand basin and WC.

BEDROOM TWO
10'5" x 9'11" (3.19 x 3.03)
A second good size double bedroom this time overlooking the rear.

BEDROOM THREE
8'8" x 7'1" (2.66 x 2.17)
The third bedroom is a single room which is currently used as a dressing room.

BATHROOM/WC
Comprising a white suite with panelled bath, wall hung hand basin and WC.

EXTERNALLY
Both the front and rear gardens have been landscaped and designed for ease of maintenance. The front garden is open plan with gravelled display areas and an Indian Sandstone pathway. The driveway is paved and can allow for off street parking for two vehicles. This in addition to a single garage which has up and over door, light and power. A single gate provides access to the rear garden which has an Indian Sandstone patio and step up to an artificial lawn. The garden is enclosed by fencing and is quite private, there is a convenient water tap also.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

Ann Cordey
ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com