



23 SHERWOOD CLOSE

Barnard Castle, County Durham DL12 8LW



GSC GRAYS

PROPERTY • ESTATES • LAND

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Barnard Castle, County Durham DL12 8LW

A superbly presented and deceptively spacious four bedroom family home, situated in a highly sought after area of Barnard Castle.

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.



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Accommodation

Ground Floor

The spacious accommodation is entered via a tiled porch to a living room with log burning stove and window overlooking the front garden. The focal point of this superb family home is a stunning and spacious open plan living, dining kitchen. The room comprises a range of Oak fronted wall and base units with granite worktops, integrated appliances, breakfast bar and space for American style fridge/freezer. The room also benefits from ample space for dining with stone tiled flooring and bi-folding doors to the rear garden. There is also access to a ground floor shower room/wc, understairs storage cupboard and large garage.

First Floor

With Oak spindle staircase to first floor, built-in storage cupboard and doors to three double bedrooms and a single bedroom. The property also boasts a spacious four piece house bathroom suite with roll top bath and newly fitted walk-in shower.

Externally

To the front of the property there is a garden mainly laid to lawn with flowers and shrubs with a view of the cul-de-sac green. A paved driveway providing off-road parking for two vehicles to the side leading to the garage with double doors currently used for storage. To the rear of the property there is a substantial garden with timber fenced boundaries, well stocked flower beds and borders. There is a gate providing access to a rear lane of Sherwood Close which is also tree lined.

Tenure

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

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded C.

Particulars

Particulars written in May 2023.

Photographs taken in May 2023.

Services and Other Information

Mains electricity, gas and drainage, and water are connected. Hot water cylinder. Gas fired central heating.

Disclaimer Notice

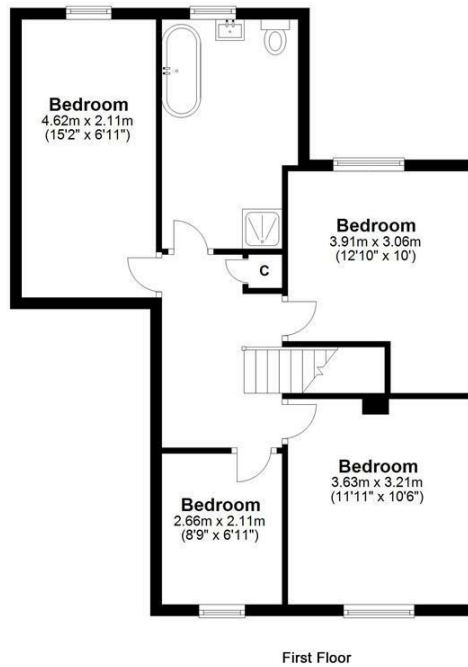
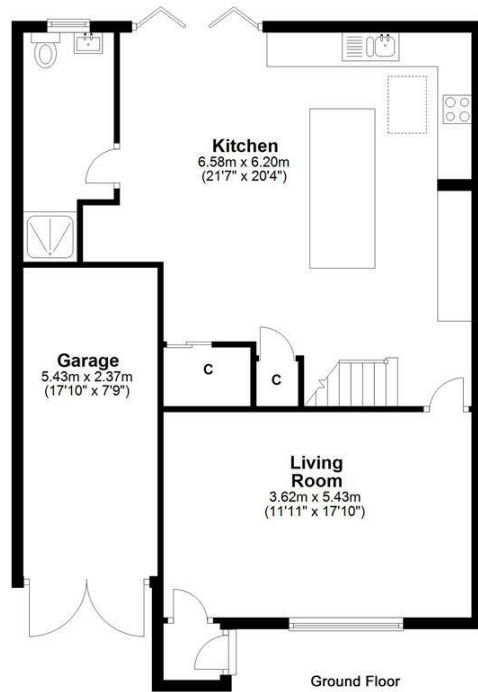
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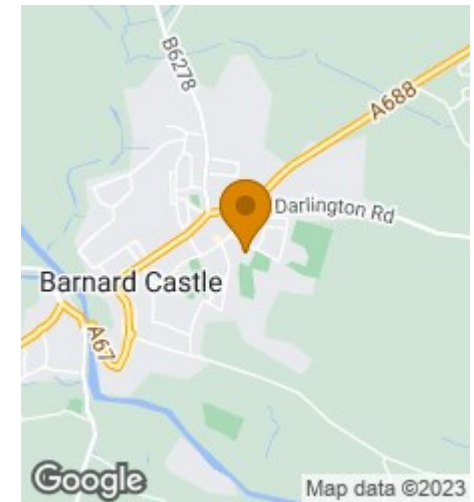
23 Sherwood Close Barnard Castle

Total area: approx. 138.5 sq. metres (1490.3 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		69	
(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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