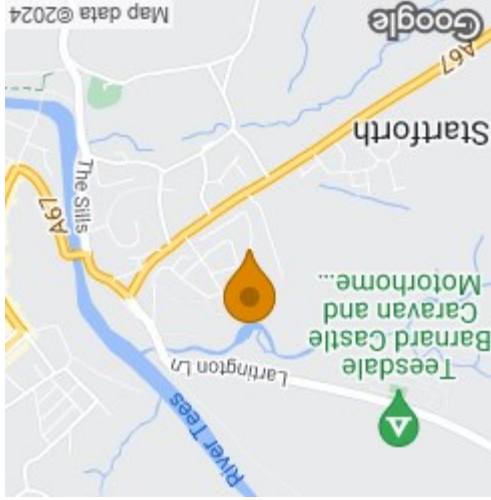


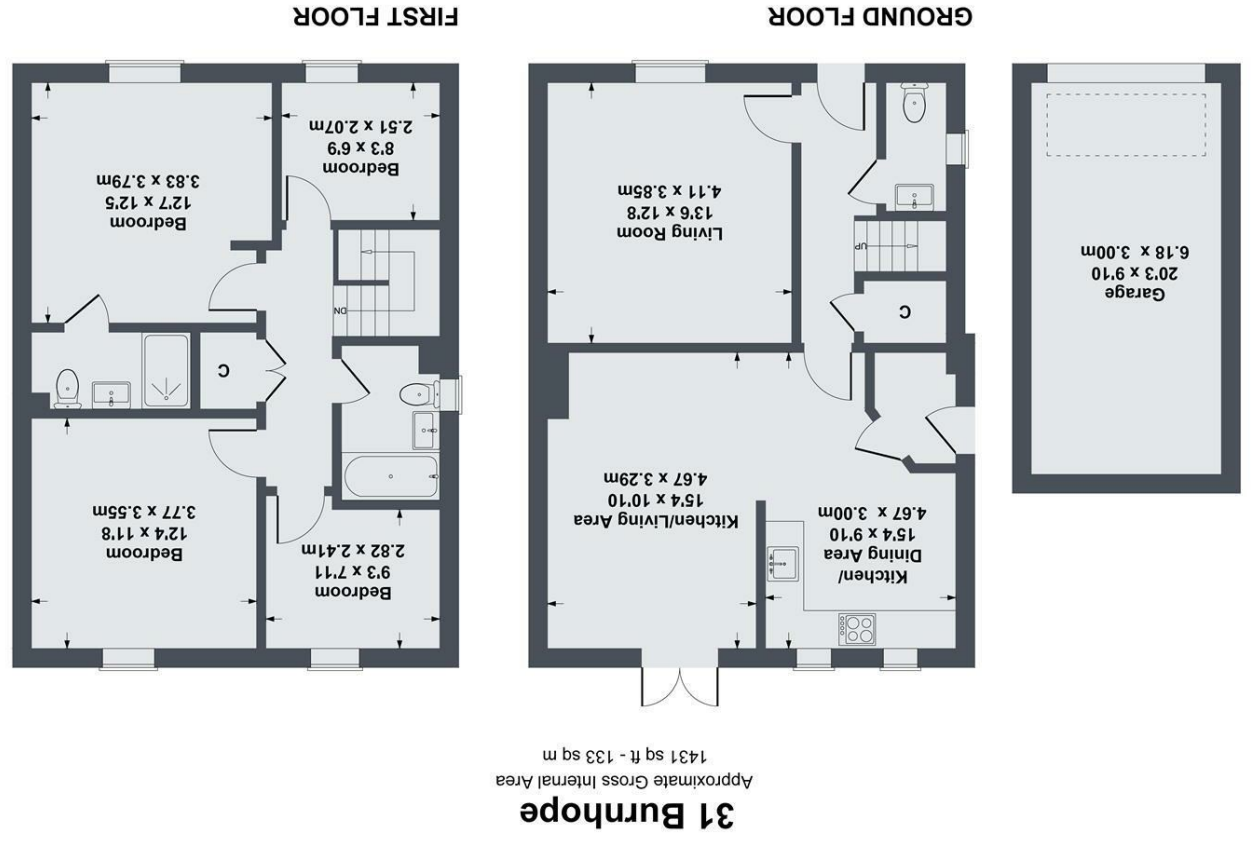
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

**Disclaimer Notice**



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	84
Potential	93

**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, 2024



**31 BURNHOPE WAY**

Startforth, Barnard Castle, DL12 9DR



# 31 BURNHOPE WAY

Startforth, Barnard Castle, DL12 9DR

A gorgeous example of a four bedroom detached family home with single garage, situated in a highly sought after development, and with easy access to 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.



**GSC GRAYS**  
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## Accommodation

### Ground Floor

The ground floor comprises spacious living room, with light provided through the large shuttered window, downstairs sink and toilet and access to the kitchen/dining room. The dining room has a double glass-paned door providing light and access to the rear garden. The well-equipped kitchen consists of matching wall and base units, stainless steel sink, gas hob and extractor fan, as well as incorporated rolled edge worksurfaces and in-built electric double oven. There is also access to the rear garden provided from the boot room, which is accessed from the kitchen.

### First Floor

The good sized master bedroom has views to the front elevation and en-suite with stainless steel heated towel rail and tiled shower with sliding glass door. The second bedroom is currently used as an office, and has light provided from the window with views to the front elevation. On the landing, you will find a double storage cupboard, and opposite, access to the main bathroom, consisting of tiled bath and overhead shower, lavatory and heated towel rail. Two further good sized bedrooms are accessed at the end of the hallway, with views to the rear elevation.

### Externally

To the exterior there is an enclosed rear garden mainly laid to lawn, patio area, access to the single garage and private alleyway to the front of the property.

### Parking

Single garage with electricity, power and light, and driveway in front of garage. There is also on-street parking if required.

### 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 E.

### Particulars

Particulars written in March 2024.

Photographs taken in March 2024.

### Services and Other Information

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

