



28 THORNGATE PLACE  
NOS 32-23  
Barnard Castle, County Durham DL12 8GP



**GSC GRAYS**  
PROPERTY • ESTATES • LAND

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# 28 THORNGATE PLACE

Barnard Castle, County Durham DL12 8GP

Situated in a highly sought after Barnard Castle Development close to the River and Demenses, this 4/5 bedroom townhouse offers flexible accommodation with a garage and off-street parking. No onward chain.

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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### Ground Floor

The entrance leads into a reception hall with cloak/wc to the left. There is access to the garage from the ground floor with glazed double doors leading to rear garden. In addition, there is a utility room and useful ground floor bedroom.

### First Floor

From the first floor landing to the rear of the property is a dining/kitchen, with a fitted range of wall and base units incorporating rolled edge worksurfaces with stainless steel sink unit, integral appliances including an electric four ring hob with extractor over, oven, fridge/freezer and dishwasher with glazed double doors overlooking the rear garden with Juliette balcony. The living room is at first floor level with double glazed window to front elevation and featuring wooden effect laminate flooring. The study/bedroom completes the first floor accommodation before leading with stair case to second floor.

### Second Floor

To the second floor lies the master bedroom, which is a good sized double serviced by en-suite shower room comprising low level wc, wash hand basin and step-in shower cubicle. There is a further double bedroom as well as a single bedroom at second floor level, family bathroom comprising low level wc, wash hand basin, panelled bath and step-in shower cubicle.

### Externally

To the front of the property there are two designated parking spaces with access to the integral garage. To the rear of the property there is an enclosed rear garden mainly laid to lawn with patio area and raised beds..

### 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 August 2023.

Photographs taken in August 2023.

### Services and Other Information

The property benefits from mains electricity, gas and drainage, and water are connected. Gas fired central heating.

### Disclaimer Notice

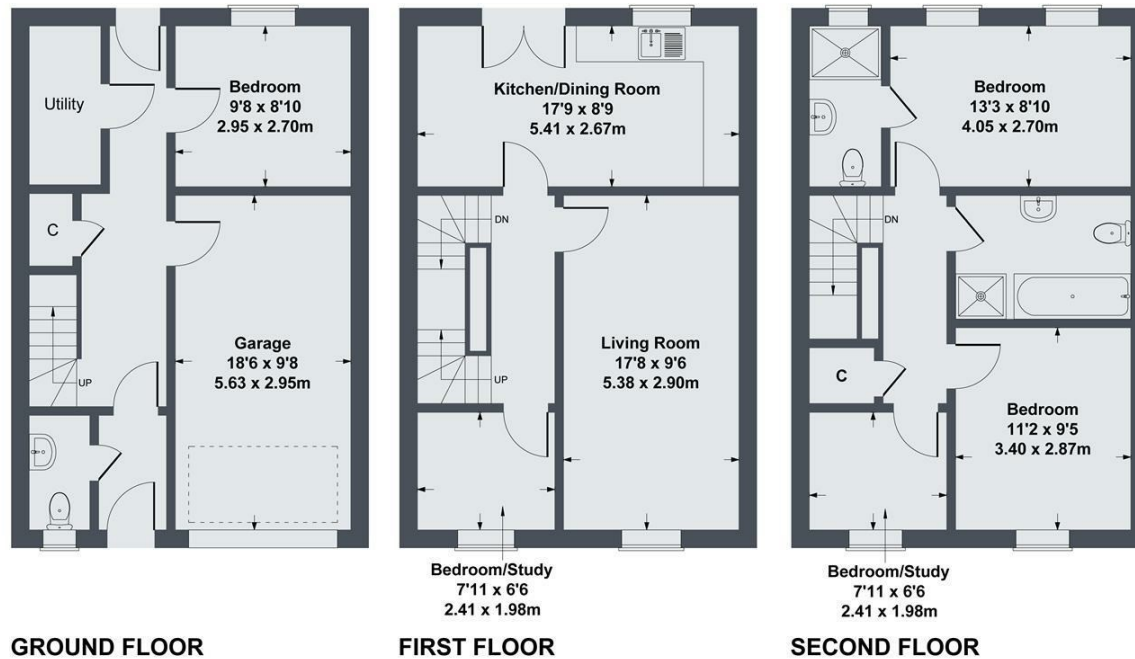
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



## 28 Thorngate, Barnard Castle

Approximate Gross Internal Area  
1485 sq ft - 138 sq m

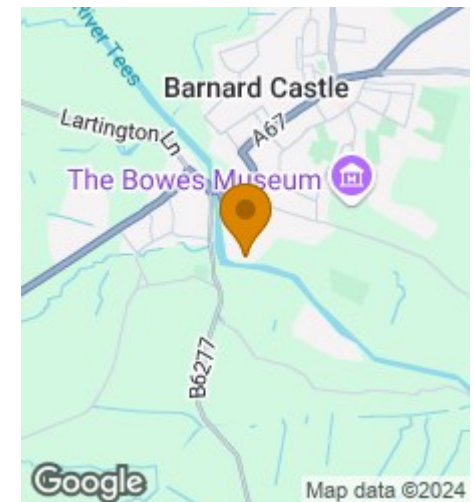


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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>88</b> |
| (81-91) <b>B</b>                            |  | <b>78</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<br>2002/91/EC |           |



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