



# 4 DICKENS ROAD

Barnard Castle, County Durham DL12 8HJ



**GSC GRAYS**

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# 4 DICKENS ROAD

Barnard Castle, County Durham DL12 8HJ

A deceptively spacious four bedroom, detached bungalow with ample parking opportunities, in the historic market town of Barnard Castle. This property is offered with 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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### Dickens Road

Dickens Road is a charming bungalow in a peaceful cul-de-sac, situated in the picturesque town of Barnard Castle. The property boasts two reception rooms, four bedrooms of a decent size, generous kitchen/diner and a stylish family bathroom. There is plenty of parking at this property provided by the single and double garages and the spacious driveways.

### Accommodation

The entrance hall provides access into the main living room, with a large bay window and feature fireplace with an inset electric fire. Opposite the main entrance is a spacious kitchen/diner, perfect for hosting. The kitchen offers a selection of fitted wall and floor units, integrated appliances such as oven and separate induction hob with extractor fan, a dishwasher and fridge. Exiting the kitchen there is a second external door, and an additional storage cupboard. Alternatively there is access to the single garage with UPVC French doors to the rear garden and a storage cupboard. The single garage leads through to a spacious double garage featuring an electric up and over garage door.

To the rear of the property is a stylish family bathroom with pedestal wash basin, bath and overhead shower attachment and a separate W/C. There are four generous bedrooms, one with fitted mirrored wardrobes, and a second reception room with two patio doors creating a real suntrap.

### Externally

To the front of the property is a lawned and bordered garden, substantial driveway providing parking for a caravan/several cars and a further separate driveway providing additional off street parking. To the rear is a patio area with lawns, a further lawned garden with aluminium greenhouse (8' x 6') and a side garden giving access to the further off street parking area.

### Tenure

This property is believed to be offered freehold with vacant possession upon completion.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded D.

### Particulars

Particulars written in June 2024.

Photographs taken in June 2024.

### Services and Other Information

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



### 4 Dickens Road

Approximate Gross Internal Area  
1873 sq ft - 174 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



#### Disclaimer Notice

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