



95 MERLIN DRIVE  
Barnard Castle



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# 95 MERLIN DRIVE

Barnard Castle, County Durham, DL12 8FL

A recently newly built and immaculately presented three bedroom stone built detached family home. Upgraded throughout by the current owner to a high specification. This exceptional home offers integral garage, driveway, EV charging point and landscaped garden to the rear.

## ACCOMMODATION

- \* Immaculately presented stone built property
  - \* Three double bedrooms
- \* Master with en-suite shower room
  - \* Integral garage
  - \* Landscaped gardens
  - \* EV charging point



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## Location

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.





## Accommodation

### Ground Floor

The main entrance leads into a well presented hallway with wood flooring, access to downstairs WC with fitted vanity wash hand basin, porcelanosa tiled splash backs and staircase to first floor. The modern kitchen/breakfast room has been fitted with a high quality range of navy blue Shaker style wall, base and larder units. The units are complimented with a light, marble working surface and finished with an upstep splashback. Stainless steel sink which is recessed into the marble with mixer tap. Bosh integral appliances including electric double oven with warming draw below, gas hob with extractor over, fridge/freezer, washing machine, dishwasher and upgraded microwave. The kitchen faces the front aspect and has been upgraded to enjoy a marble breakfast bar, ideal for informal dining, the room is lit via a UPVC window which is dressed with an Orla Kiely blind which is part of the fittings, and spotlights to the ceiling. Further attention to detail includes upgraded large laticida tiles to the floor and built-in waste bin. To the rear of the property the wood floor continues from the hallway to a light and airy open plan living and dining room where there is a Graham and Brown Mural on the dining area wall. Well lit with French doors lead to the landscaped garden and rear facing window, again fitted with Harmony blind. The integral garage can be accessed and subject to any consent would be suitable as a second reception room, study, playroom or home gym as desired.



## First Floor

To the first floor there are three double bedrooms. The main bedroom enjoys a front facing view and is a generous double with ample space for a king size bed and bedroom furniture having an en-suite shower room, fitted with high quality Villeroy and Boch suite, which includes a low level WC with recessed cistern, wash hand basin which is set in a modern, high gloss vanity unit and a walk-in shower cubicle which is mains fed rainfall and handheld shower. The walls are tiled to splash back areas, while the floor is also tiled, the shower room is warmed by a chrome heated towel rail. The second double bedroom enjoys a rear facing aspect, with ample space for a king size bed alongside freestanding furniture. The second bedroom benefits from an electronic Harmony blind, while the feature of the room is a further Graham and Brown Mural on the wall. The third bedroom is also a double and faces the front, which has built-in storage cupboard and shelving. This room boasts an Orla Kiely blind which is included in the fittings.

The accommodation is completed by the modern bathroom. Fitted with a range of high quality Villeroy and Boch suite which includes a low level WC with recessed cistern, wash hand basin which is set into a modern, high gloss vanity unit, bath and walk-in double shower cubicle with mains fed rainfall and handheld shower. The walls are tiled to splash back areas with Porcelanosa tiles, which extends to the side of the bathroom, while the floor is also tiled. The bathroom has an opaque window which faces the rear, spotlights to the ceiling and is warmed by a chrome heated towel rail.

## Externally

The property has a private paved driveway to the front which leads to a single, integral garage with power, lighting and up and over door. The gas central heating boiler is housed in the garage. There is a low maintenance front garden which is lawned and bounded by mature shrubbery. The rear of the property can be accessed via gates to both the left and right hand sides, with EV charging point to the side of the property. To the rear, there is an impressive, landscaped garden, which has been upgraded by the current owner. The garden is low maintenance with gravel and patio areas, however, this is interspersed with raised flower borders, which offer ample space to plant trees and flower beds. There is also an external water tap and power point.

## 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 D.

## Particulars

Particulars written in September 2024.

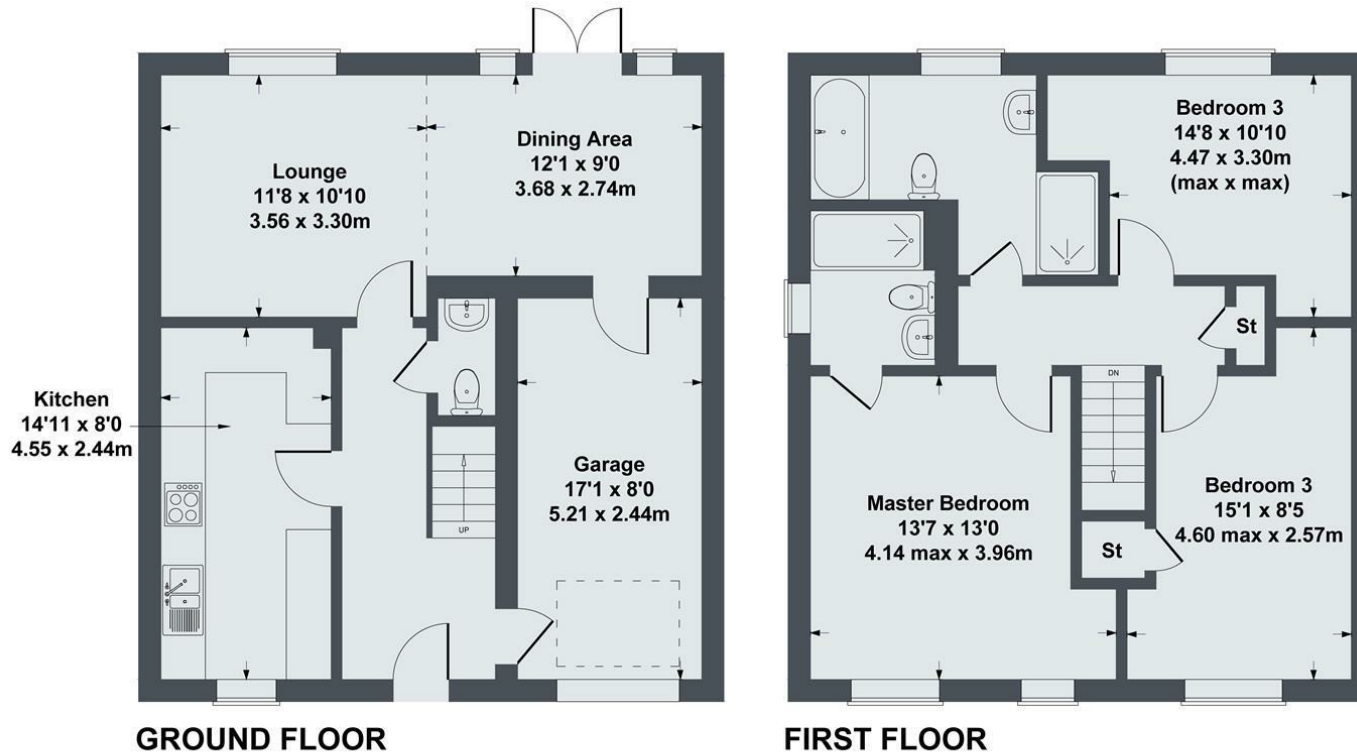
Photographs taken in September 2024.

## Services and Other Information

Mains electricity, gas and drainage, and water are connected. The central heating system is powered by a gas combination boiler and has the benefit of a Hive smart system.

# Merlin Drive, Barnard Castle

Approximate Gross Internal Area  
1314 sq ft - 122 sq m

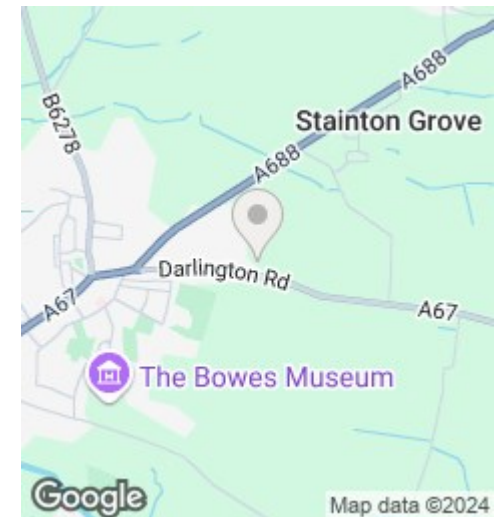


## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</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 2002/91/EC	



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