



# 26 GRASSHOLME WAY

Startforth, Barnard Castle, DL12 9BU



**GSC GRAYS**  
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26 Grassholme Way is a stylish four bedroom detached family home with separate single garage and off-street parking for one in a highly sought-after development within 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.



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### Ground Floor

The ground floor comprises a spacious living room with double glazed window and views to the front elevation. The hallway has Amtico non-slip flooring and provides access to the downstairs WC and an open plan kitchen/dining space again with Amtico non-slip flooring throughout, French doors and partition wall separating. In the kitchen there is access to a utility room with a further external door and integrated washing machine. The kitchen includes separate electric grill and oven, integrated dishwasher, one and a half stainless steel sink and gas hob with electric extractor fan.

### First Floor

Upstairs there are four decent sized bedrooms providing ample space for a growing family. The master bedroom benefits from a private en-suite with wash basin, WC and double walk-in shower. The modern family bathroom has been equipped with WC, wash basin and bath with heated towel rail.

### Externally

26 Grassholme Way benefits from a generous south facing rear garden with access to the front of the property overlooking woodland. There is a single detached garage and parking space for one vehicle.

### Owners Insight

Its a lovely, quiet neighbourhood and I particularly enjoy the open aspect over the trees of Deepdale. A beautiful view from the master bedroom. The garden is a generous size, sunny and sheltered, ideal for a morning coffee. I enjoy having a separate snug, sitting room for hunkering down on winter evenings. The house is very well insulated and stays warm overnight even with the heating turned down. Its a short picturesque walk into town.

### Tenure

The property is believed to be offered freehold with vacant possession on completion. Please note, when the housing development is finished there will be a management service charge applied. This property is available with no onward chain.

### Local Authority and Council Tax Band

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded D.

### Particulars

Particulars written in November 2024.

Photographs taken in November 2024.

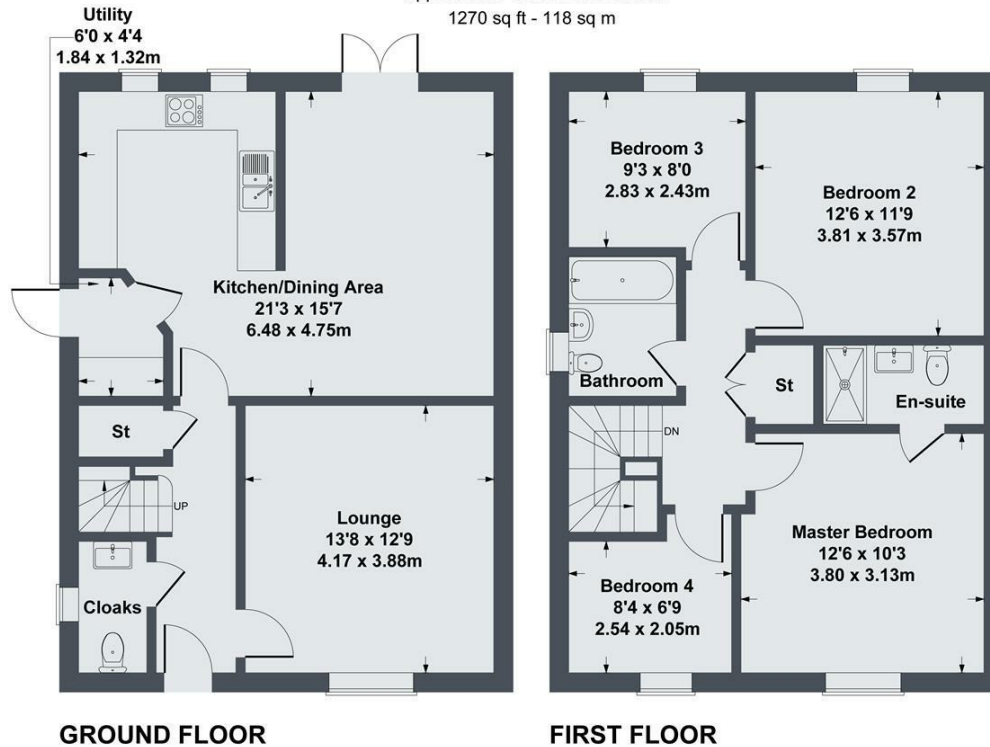
### Services and Other Information

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



## 26 Grassholme Way

Approximate Gross Internal Area  
1270 sq ft - 118 sq m

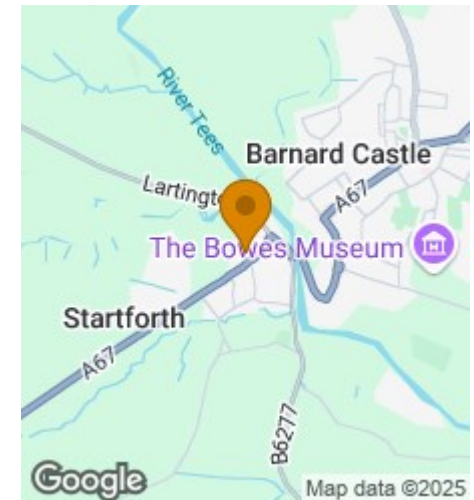


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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>84</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	



### Disclaimer Notice

GSC Grays gives notice that:

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.