



Grangefields

Startforth



ABOUT THE PROPERTY

Located in the desirable modern estate of Grangefields in Startforth, this semi-detached house offers the perfect blend of comfort, convenience, and contemporary style. Approaching the property, you are welcomed by a tarmac driveway with parking space for two cars, setting the tone for a home designed with everyday practicality in mind.

Stepping inside, a hallway with durable laminate flooring leads to thoughtfully arranged ground floor spaces. The modern white kitchen is both functional and stylish, boasting wall and floor units, sleek worktops, and tiled splashback. There's space for a dining table by the window—ideal for family meals or morning coffees. Essential modern appliances are catered for, including plumbing for a washing machine, space for a tumble dryer and fridge/freezer, as well as an integrated electric oven with a gas hob.

The living room is bright and comfortable, with laminate flooring and patio doors that open out onto the rear garden, seamlessly connecting indoor and outdoor living. Clever storage is provided by an understairs cupboard, and the space is illuminated by twin ceiling lights, creating a warm atmosphere for relaxing or entertaining. A convenient cloakroom on the ground floor features a hand wash basin, low-level WC, and an obscured glazed window for privacy.

Upstairs, this home offers three bedrooms: two doubles—one overlooking the rear garden and the other the front aspect—and one single bedroom, currently arranged as a dressing room but versatile enough for use as an office or nursery. The family bathroom is modern and well-appointed, including a panelled bath with mains-fed shower and screen, pedestal wash basin, low-level WC, and stylish tiling.

Outside, the rear garden is mostly laid to lawn with a paved patio perfect for al fresco dining or summer barbecues. Further complemented by decking and a timber storage shed, the outdoor space is secure and easily maintained—making it ideal for families.



Situated in a popular neighbourhood, this property is just a short drive from the amenities of Barnard Castle. Families will appreciate proximity to well-regarded local schools, while Startforth offers stunning countryside walks and a true sense of community. Grangefields itself, being only around nine years old, benefits from modern infrastructure and pleasant greenspaces nearby.

This appealing property is ideally suited to first-time buyers, downsizers, or families seeking stylish, manageable accommodation in an accessible location. Arrange your viewing today and discover the full charm of this Startforth home.

ACCOMMODATION

Kitchen: 3.34m x 2.20m (10'11" x 7'3")

Living Room: 4.40m x 4.36m (14'5" x 14'4")

Bedroom One: 4.14m x 2.38m (13'7" x 7'10")

Bedroom Two: 3.60m x 2.38m (11'10" x 7'10")

Bedroom Three: 2.76m x 1.90m (9'1" x 6'3")

Bathroom: 1.90m x 1.88m (6'3" x 6'2")

PROPERTY INFORMATION

Title Number(s): DU363737

Tenure: Freehold

Local Authority: Durham

Council Tax Band: C

Annual Price: £2,268

Conservation Area: No

Flood Risk: Very low

Floor Area: 68 m²

Predicted Broadband Speed: Basic 4 Mbps, Superfast 53 Mbps, Ultrafast 8500 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Mains Electricity, Mains Gas, Mains Water and Mains Sewerage

Heating: Gas Fired Central Heating

Service Charge: Estimated at £200 per annum



SURVEY

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

COVENANTS AND EASEMENTS

The property is subject to restrictive covenant(s) and/or easement(s) that will need to be verified by the seller's solicitor.

PRICE

£175,000

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1.

BROCHURE

Details and photographs taken March 2024



ADDISONS

PROPERTY • RURAL • VALUATION

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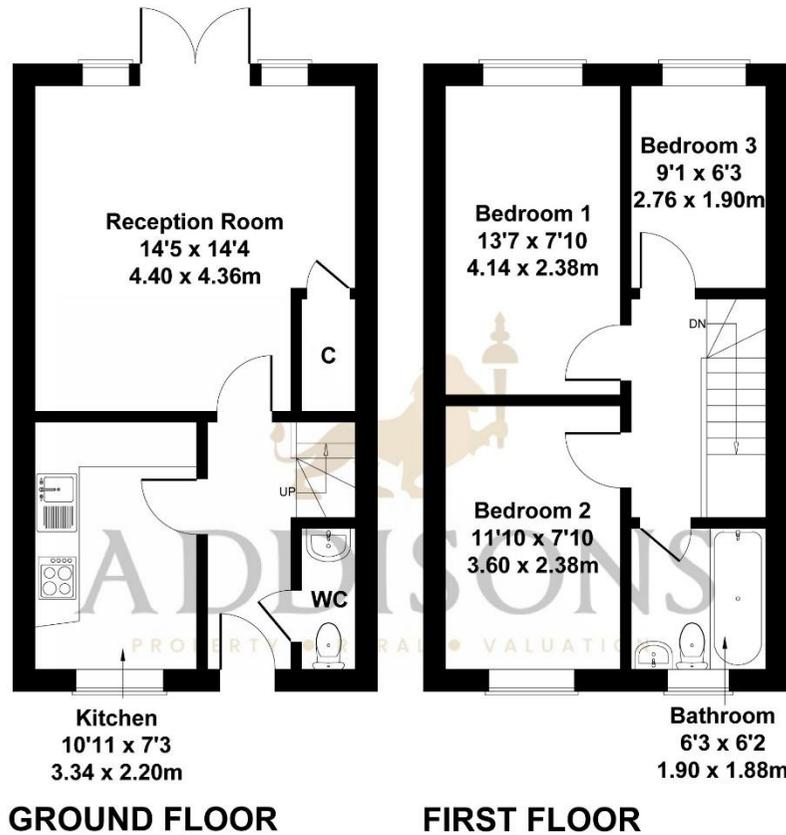
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Floor Plan

31 Grangefields, Startforth, DL12 9BF

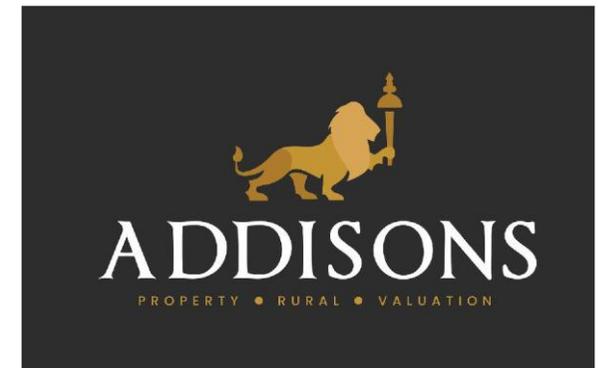


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2026

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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