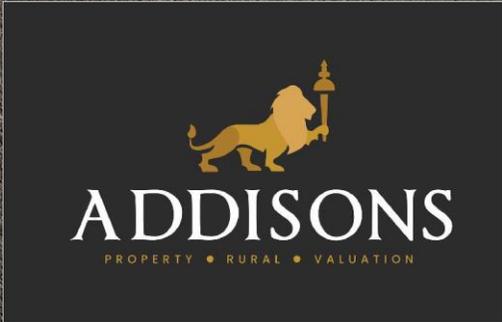




No Onward Chain
Hawthorn Drive
Barnard Castle



ABOUT THE PROPERTY

Welcome to this exceptional detached family home, ideally situated on the sought-after estate of Hawthorn Drive in Barnard Castle. Boasting four well-proportioned bedrooms, this immaculately presented residence offers generous accommodation and versatile living space, making it the perfect choice for families seeking both comfort and convenience.

Stepping through the smart double-glazed front door with attractive side light, a welcoming entrance vestibule greets you, featuring a stylish arched display shelf with integrated lighting. Stairs rise to the first floor, while a door leads to the airy living room. Here, a large bay window floods the room with natural light, creating a warm and inviting atmosphere enhanced by twin ceiling lights, elegant coving, and a electric fire complemented by a wood fire surround with marble back and hearth. Arched access connects the living room to the dining room, ideal for both family meals and entertaining guests. Patio doors from the dining room lead into the conservatory, a tranquil space with UPVC glazed panels and door to the garden—perfect for enjoying views of the rear garden whatever the weather.

The fully fitted kitchen, thoughtfully designed with a comprehensive range of wall and floor units, marble-effect worktops, and integrated appliances including an induction hob, double oven, dishwasher, fridge, and freezer. The kitchen also provides practical access to an understairs storage space, the garage, and a convenient side entrance vestibule offering additional utilities, such as plumbing for a washing machine and a downstairs cloakroom.

Upstairs, the first floor landing provides access to four bedrooms, family bathroom and loft space which is boarded with ladder access and light. The principal bedroom features built-in sliding wardrobes, a feature arched shelf with lighting, and an en suite shower room with mains-fed shower. Two further double bedrooms each enjoy fitted wardrobes and pleasant outlooks to both the front and rear, while the fourth, a generous single, currently serves as a study. The family bathroom is fitted with a panelled bath and overhead mains shower, complemented by tasteful tilework.

Externally, the property benefits from a lawned front garden, a driveway for up to two vehicles, and a single garage equipped with electric roller shutter door, light, power, and extra storage shelving. The fully enclosed rear garden is beautifully maintained, offering a paved patio with pergola, mature flower beds, trees, and shrubs. An arched trellis leads to an additional patio seating area, a delightful suntrap, perfect for outdoor



dining or relaxing, and a useful garden shed for storage.

Hawthorn Drive enjoys a peaceful setting, yet remains within easy reach of Barnard Castle's picturesque market town centre. Here, residents benefit from renowned schools, vibrant independent shops, and amenities including supermarkets, restaurants, and leisure facilities. The historic Barnard Castle itself and riverside walks along the Tees are just a stroll away, making this location ideal for both families and lovers of the great outdoors. Excellent transport links connect to the wider region, whilst beautiful countryside and attractions like the Bowes Museum are close at hand.

This truly outstanding property is presented in excellent condition throughout and is ready to move into. Viewing is highly recommended to fully appreciate all that this wonderful home and its sought-after setting have to offer. Arrange your viewing today to avoid disappointment.

PROPERTY INFORMATION

Land Registry Title Number:DU190183

Tenure: Freehold

Local Authority:Durham

Council Tax Band: D

Annual Cost:£2,551

Flood Risk: Very low

Conservation Area: No

Predicted Broadband Speeds: Basic16 Mbps, Superfast:80 Mbps

Satellite / Fibre TV Availability: BT and Sky

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

Heating: Gas Fired Central Heating (Boiler installed in 2025 and under warranty)

Electrics: Consumer Unit was updated in February 2025.

SURVEY

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

COVENANTS AND EASEMENT

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



PRICE

£375,000

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1 or info@addisons-surveyors.co.uk

BROCHURE

Details and photographs March 2026. Some garden images have been used from 2025



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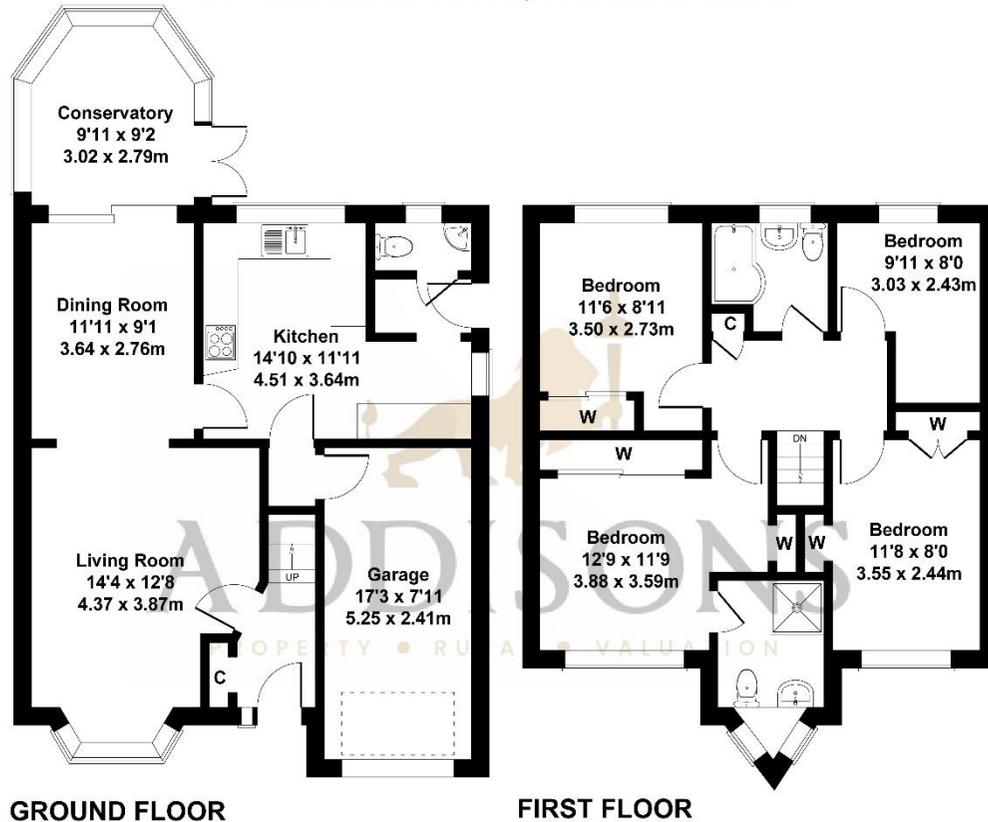
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Floor Plan

17 Hawthorn Drive, Barnard Castle



GROUND FLOOR

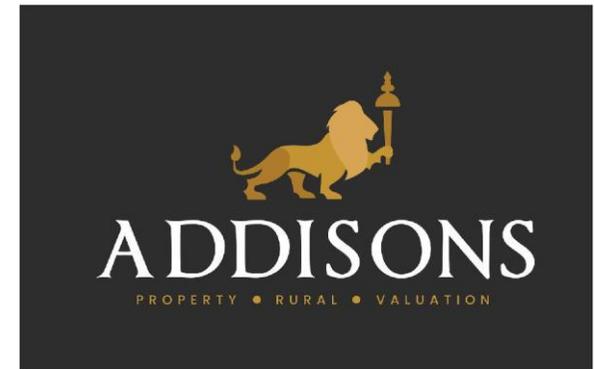
FIRST FLOOR

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 | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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