



CARVERS
SALES & LETTINGS

Hawthorn Drive
Barnard Castle, DL12 8AY
Price £325,000

House - Detached



Situated in a sought-after residential location, this beautifully maintained three-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living. With two reception rooms, family bathroom, an established private garden and a single garage, this property combines comfort, style and practicality.

The welcoming living room provides a cosy yet spacious setting, centred around a feature wood-burning stove with an attractive oak mantel and a contemporary media wall. Large patio doors open seamlessly into the impressive garden room, creating an excellent flow for both everyday living and entertaining.

Flooded with natural light from its glazed roof lantern and wraparound windows, the garden room enjoys delightful views over the mature rear garden, providing a peaceful space to relax throughout the seasons.

The well-proportioned accommodation includes three generous bedrooms, with the principal bedroom benefiting from en-suite facilities, while a modern family bathroom serves the remaining bedrooms.

Outside, the garden offers a wonderful degree of privacy, with mature planting, well-kept lawn and patio seating areas—perfect for outdoor dining, entertaining or simply enjoying the tranquil surroundings. Further benefits include a single garage, driveway parking, double glazing and gas central heating.



- Detached three-bedroom family home
- Large lounge, with attractive living room with wood-burning stove
- Beautifully presented throughout
- Ideal for families and professionals alike
- Bright and spacious garden room with roof lantern
- Established, private rear garden with patio
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- Close to Barnard Castle with amenities and schools nearby

GENERAL INFORMATION:

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Durham County Council (Tax Banding D)

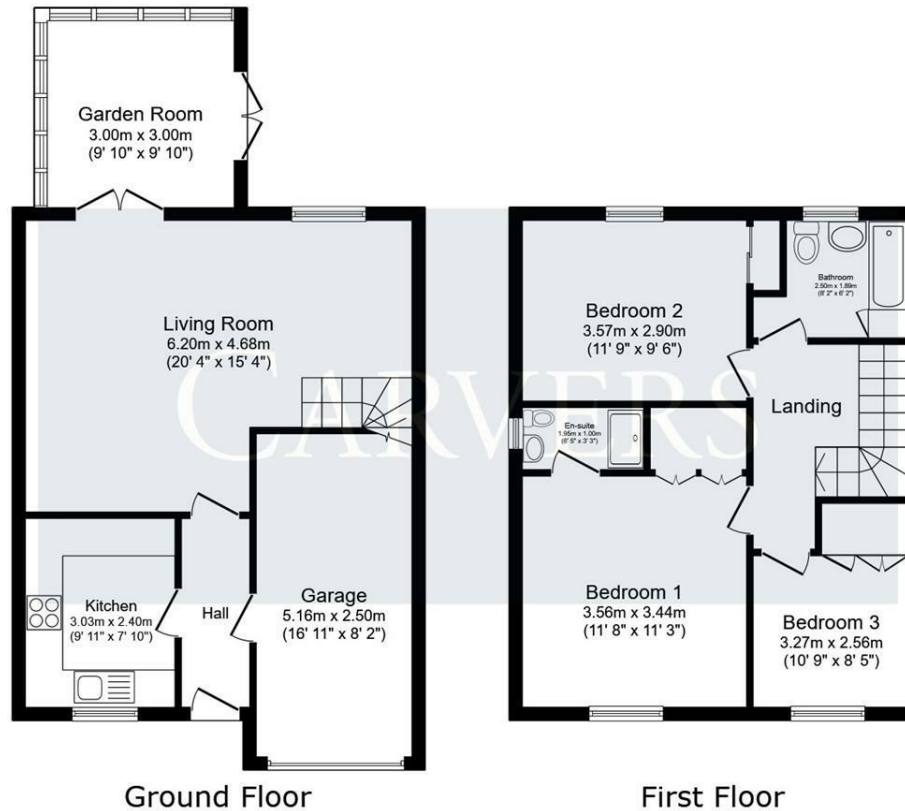
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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)





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

Property size taken from EPC
925.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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