



CARVERS
SALES & LETTINGS

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

House - Detached



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Located adjacent to the popular and acclaimed Montalbo primary school in the charming town of Barnard Castle, you will find this delightful detached house on Hawthorn Drive offering a blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms, formal lounge and conservatory to the rear provide opportunity for relaxation and entertaining, allowing you to create a warm and inviting atmosphere for family gatherings or quiet evenings in.

The house boasts two bathrooms, a family bathroom and ensuite to master bedroom ensuring that morning routines run smoothly and providing privacy for all occupants. The thoughtful layout of the home enhances its appeal, making it a practical choice for modern living.

Outside, the property features parking for up to three vehicles, with a single garage and off street parking, a valuable asset in today's busy world. This feature not only adds convenience but also enhances the overall accessibility of the home.

Situated in a friendly popular neighbourhood, this property is close to local amenities, schools, and beautiful countryside, making it an excellent choice for those who appreciate both community and nature. Whether you are looking to settle down or invest, this home on Hawthorn Drive is a wonderful opportunity not to be missed.



- Popular Montalbo location
- Open plan living/dining
- Master bed with ensuite
- Single garage
- 3 Bed Detached Family home
- Conservatory to the rear
- Family bathroom
- Off street parking

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Durham County Council (Tax Banding D)

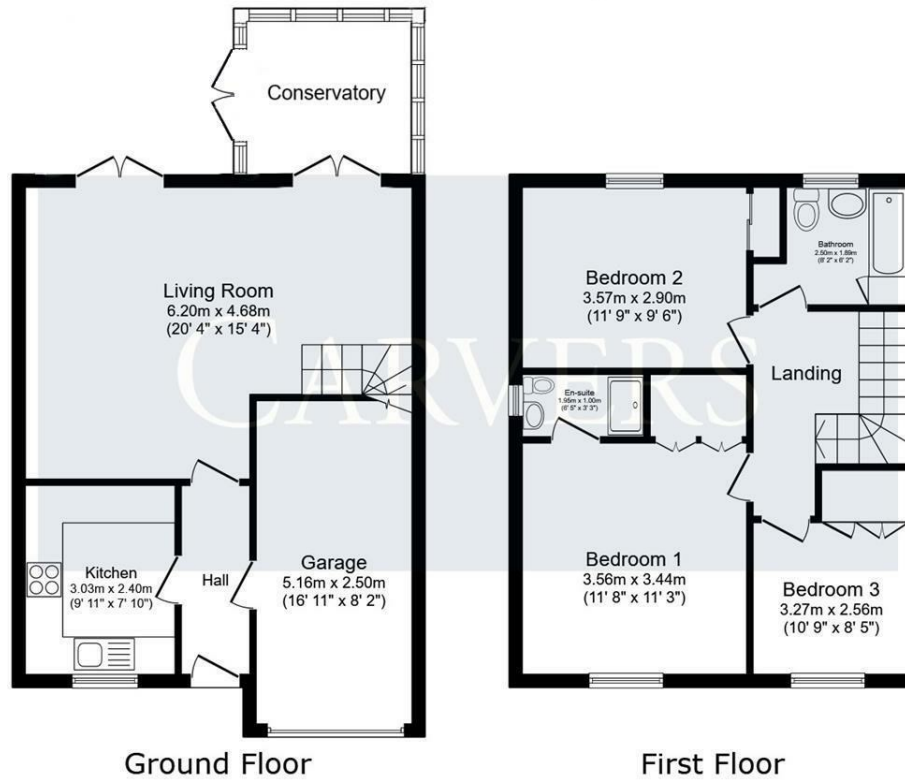
Buyers Identification Checks

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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
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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