



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Bouch Way
Barnard Castle, DL12 8FD
Offers over £345,000

House - Detached
4 Bedroom/s
2 Bathroom/s

Located in the highly sought-after Bouch Way, Barnard Castle, this stylish four-bedroom detached house offers a perfect blend of modern living and convenience. Situated within an exclusive development, the property is ideally located for easy access to Barnard Castle town centre, local schools, and various amenities.

Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The ground floor features a cloakroom/WC, a spacious living room that flows seamlessly into a delightful conservatory, creating an inviting space for relaxation and entertaining. The stunning open-plan fitted kitchen and dining area is a highlight, designed for both functionality and style, making it the heart of the home.

To the first floor, you will find four well-proportioned bedrooms, including a master bedroom complete with an en-suite bathroom. The family bathroom has been thoughtfully refitted to meet modern standards, ensuring comfort for all residents.

One of the standout features of this property are the open views to the front, complemented by a west-facing rear garden that is perfect for enjoying the afternoon sun. The property also benefits from a single garage with driveway, providing ample parking and storage options. There is also an electrical vehicle charging to the rear.





- DETACHED FAMILY HOME
- STYLISH READY TO MOVE INTO
- STUNNING OPEN PLAN KITCHEN/DINER
- OPEN VIEWS TO THE FRONT
- SINGLE GARAGE WITH DRIVEWAY

- SMALL EXCLUSIVE DEVELOPMENT
- WELL REGARDED AREA
- CONSERVATORY WITH VIEWS OVER REAR GARDEN
- INTERNAL VIEWING IS THE ONLY WAY TO APPRECIATE THIS SUPERB HOME
- NO ONWARD CHAIN

GENERAL INFORMATION

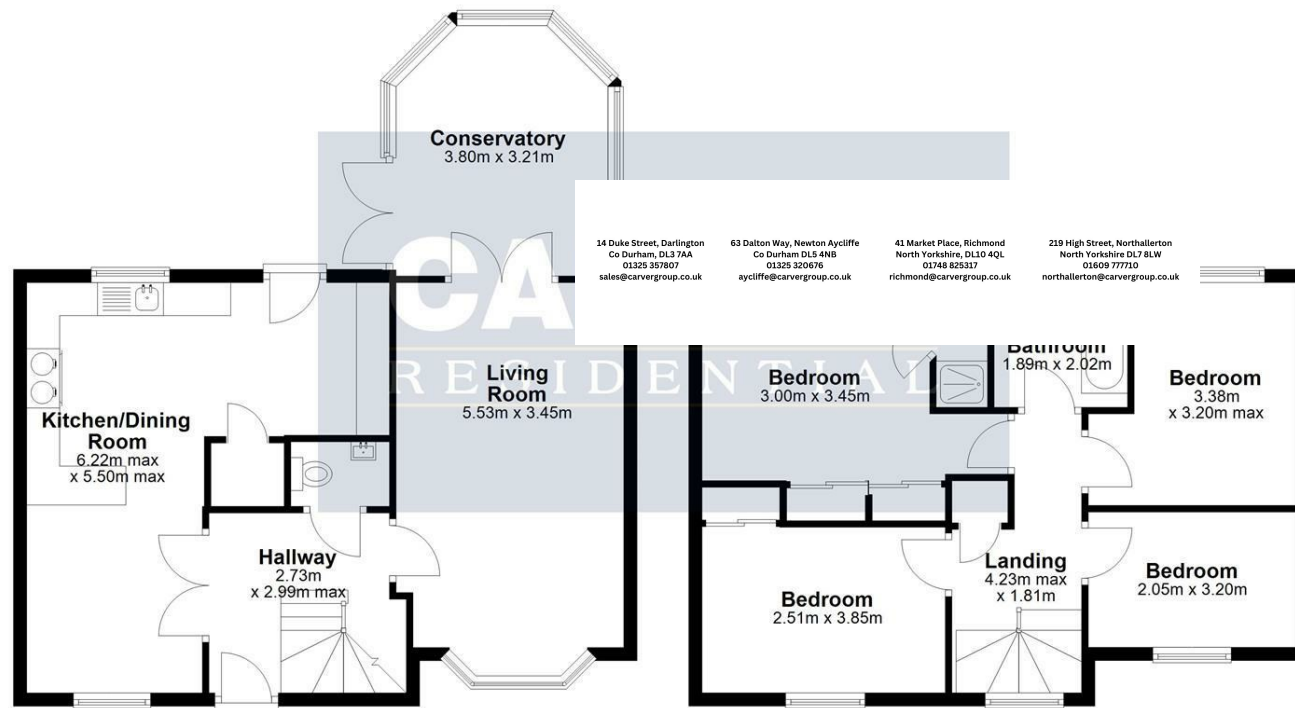
Tenure: Freehold

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

Double glazing

Local Authority: Durham (Tax Banding E)

Ground Floor
Approx. 66.0 sq. metres



Total area: approx. 120.3 sq. metres
12 Bouch Way, Barnard Castle

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		76	
(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	

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk