



11 Bouch Way, Barnard Castle

County Durham

Guide Price £375,000

11 Bouch Way

Barnard Castle

This impressive four bedroom detached house offers a wonderful opportunity for family living in a quiet yet convenient location situated in close proximity to Flatts Woods, perfect for nature lovers with scenic walks on your doorstep.

what3words ///wooden.contents.blackbird

- Detached double fronted family property
- Two reception rooms and conservatory
- Four bedrooms
- Two bathrooms
- Garden to front and rear
- Garage and driveway
- Quiet yet convenient location
- Solar power for increased energy efficiency
- Council Tax Band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: B





Hallway

The front door opens to the entrance hallway with oak effect flooring and doors radiating to the ground floor living accommodation and stairs rising to the first floor.

Living Room

20' 1" x 10' 9" (6.13m x 3.28m)

Double part glazed doors open to the living room which is a large spacious room with bay window to the front of the property and patio doors to the rear. The oak effect flooring continues from the hallway into the room which has a live flame gas fire bringing additional warmth to the room.

Dining Room

9' 8" x 9' 9" (2.94m x 2.97m)

The dining room lies to the front of the property having a bay window providing views over the front garden.

Kitchen

10' 4" x 18' 10" (3.15m x 5.74m)

The kitchen lies to the rear of the property and is well proportioned with a range of cream wall and base units with integrated appliances including oven, five ring gas hob with extractor fan over and dishwasher. There is space for a freestanding American style fridge freezer. From the kitchen sink, there are views over the rear garden. The kitchen has been thoughtfully designed with useful additions including pull out larder style drawers. The kitchen has a tiled floor and double fully glazed doors open to the conservatory, and a separate door leads to the utility room.

Conservatory

9' 10" x 9' 6" (3.00m x 2.89m)

The conservatory lies to the rear of the property having an outlook to the rear garden and patio area. From the conservatory there is access to the garden.





Utility Room

5' 3" x 6' 0" (1.60m x 1.83m)

The utility room houses the combi boiler and has additional storage space along with plumbing for a washing machine and tumble dryer. A door provides access to the side of the property.

Ground Floor WC

The ground floor WC comprises a WC and wash basin, conveniently situated off the hallway.

Landing

3' 3" x 13' 10" (0.98m x 4.22m)

The landing whilst providing access to the bedrooms and family bathroom also has a useful linen cupboard fitted with shelving for additional storage space.

Bedroom 1

10' 1" x 9' 11" (3.08m x 3.01m)

This well proportioned double bedroom boasts a bay window flooding the room with natural light. The bedroom has fitted wardrobes and its own en suite shower room.

En Suite

4' 8" x 7' 3" (1.41m x 2.20m)

The en suite comprises a double shower, WC and wash basin set within a useful vanity unit, with frosted window to the front elevation of the property.

Bedroom 2

11' 11" x 9' 9" (3.63m x 2.97m)

The second bedroom is a good sized double, also lying to the front of the property having a bay window and useful over stair storage cupboard and fitted wardrobes.

Bedroom 3

9' 9" x 10' 10" (2.98m x 3.31m)

The third bedroom is a well proportioned double with fitted wardrobes and an outlook over the rear of the property.

Bedroom 4

8' 0" x 10' 1" (2.44m x 3.08m)

The fourth bedroom lies to the rear with fitted wardrobes and a view over the patio at the rear of the property. The room is currently utilised as a home



Bedroom 4

8' 0" x 10' 1" (2.44m x 3.08m)

The fourth bedroom lies to the rear with fitted wardrobes and a view over the patio at the rear of the property. The room is currently utilised as a home office.

Bathroom

6' 3" x 7' 8" (1.90m x 2.33m)

The family bathroom comprises a bath with shower over, WC and wash basin. The room has fully tiled walls and an oak effect lino flooring, and a frosted window to the rear.

Front Garden

The front garden is laid to lawn with mature hedge boundaries and flower beds planted with a mixture of shrubs and flowers. A wrought iron gate leads into the garden with a paved footpath leading to the front door and around to either side of the property.

Rear Garden

The rear garden comprises a selection of planted flower beds with paved footpath leading around the sides of property to a patio area at the rear. The property enjoys a summerhouse from which to enjoy the rear garden from. Please note that the summerhouse is available by separate negotiation.

Garage and Driveway

The single garage lies to the rear of the property having a personnel door providing access directly into the garden.

The tarmacked driveway leads to the garage at the rear of the property and has capacity for two vehicles. There is useful access from the driveway in to the garden at the rear of the property.



Services

The property has mains electricity, water and drainage and has mains gas central heating. The property also benefits from solar panels adding to the property's energy efficiency.

Material Information

The property has access to a good broadband connection and mobile phone signal across most networks. We would advise prospective purchasers to verify this information independently.

Viewings

To arrange a viewing, please contact the office on 01833 908087.

Particulars Notes

Particulars and photos are dated August/September 2026.

Every effort has been made to ensure the accuracy of these particulars; however, they are intended as a general guide only and should not be relied upon as statements of fact. Any information that is of particular importance should be independently verified.

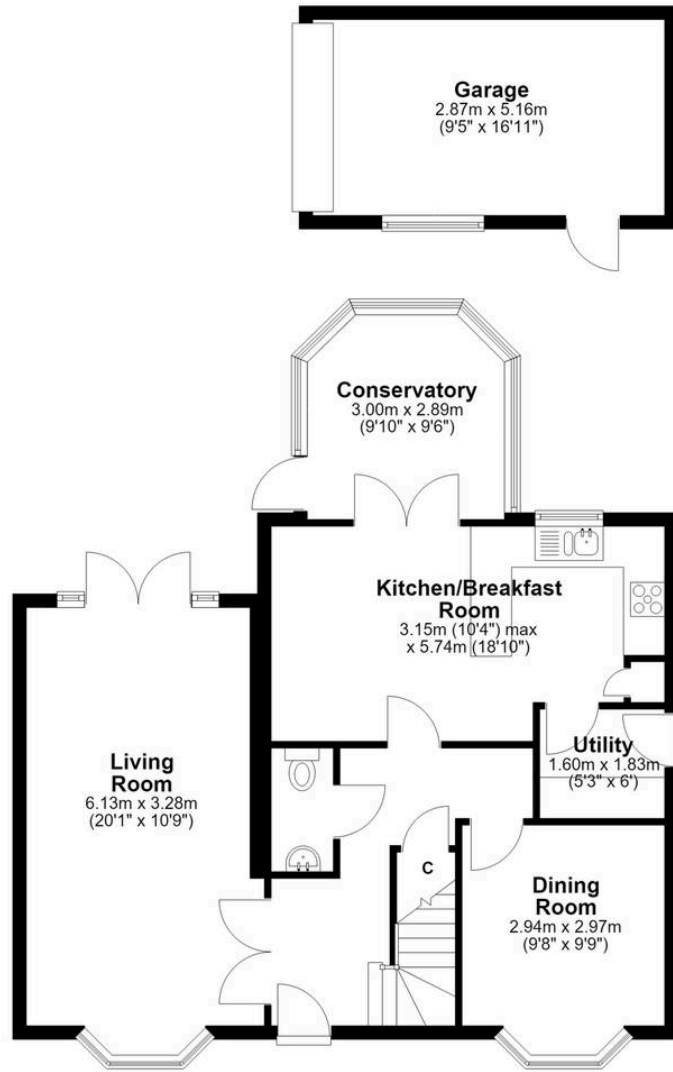
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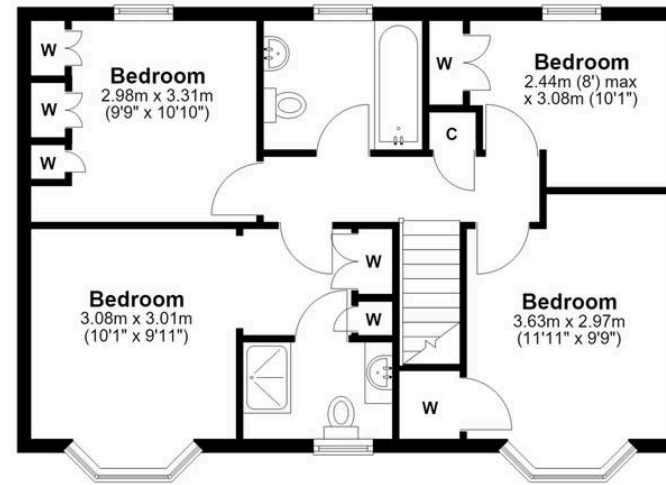
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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.
Created by Vue3sixty Ltd



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