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Hallgarth Court Newsham, DL11 7RN

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Offers In Excess Of £475,000

Immaculately presented three bedrooomed family home situated on Hallgarth Court in Newsham. The property benefits from a range of improvements by the current vendors including; a new boiler, new garage doors, external doors, bath, contemporary radiators and flooring throughout. This rural village is only approx. 6.5 miles from Barnard Castle, 10 miles from the market town of Richmond and 14 miles from Darlington, providing access to a range of amenities such as local shops, theatres, primary and secondary schools and supermarkets, cafés, restaurants and healthcare services. Bowes and Startforth provide access to nearby local Primary Schools, whilst Barnard Castle, Staindrop and Darlington provide access to secondary schools and colleges. The A66 is just a short distance away, ideal for commuters.

In brief, the property has Farrow and Ball decoration throughout and comprises; a spacious and bright entrance hall with glass and oak staircase fitted by Neville Johnson, leading through into the living room with new glass sliding doors with remote operated blinds, kitchen/breakfast room, utility room and dining room to the ground floor. The dining room can be utilised as a further bedroom, with its own dressing room. The first floor contains the master bedroom, second double bedroom and modern family bathroom.

Externally the property has a private enclosed garden to the rear, with a large patio area ideal for outdoor furniture, artificial lawn and well maintained floral borders. There is a summerhouse with power and lighting and access to the side leading to the drive. To the front of the property there is the garage with electric roller doors, driveway for two cars to the side and a separate parking bay.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Entrance Hall

The front door opens into the bright and spacious entrance hall, fitted with hardwood flooring, leading to the new glass and oak staircase ascending to the first floor landing.

Living Room

21'5" x 18'0"

Bright and spacious living room located to the rear of the property, providing ample space for furniture, neutral decor and multi fuel stove with feature surround. Large sliding doors with remote operated blinds, open out into the rear garden, along with two further windows to the side elevation providing lots of natural light.

Kitchen

16'3" x 9'10"

The kitchen has been recently upgraded and is fitted with a high quality range of wall, base and drawer units, complementing granite work surfaces, new tiled splash backs and double Belfast sink with spray mixer tap. There is a range cooker along with integrated appliances including; a fridge/freezer, dishwasher and microwave. The kitchen has large ceramic floor tiles, a vaulted ceiling, skylight and window providing lots of natural light.

Utility Room

16'3" x 5'10"

The utility room provides great additional storage space, fitted with a further range of wall and base units, granite work surfaces, new tiled splash backs and sink/drainer unit. There is space for a washing machine, dryer and fridge/freezer, along with a free standing dresser and

ceramic floor tiles throughout. There is internal access into the garage and stable door to the side elevation.

Dining Room / Bedroom

16'7" x 13'6"

The second reception room is currently a formal dining room, with ample space for furniture, solid oak floors and neutral décor. It however can be utilised as a third double bedroom, benefiting from a separate dressing room. Two windows to the rear elevation overlook the garden.

Bathroom

9'6" x 8'10"

The bathroom has been recently redesigned, fitted with a free standing roll top bath, built in television, WC, wash hand basin and heated towel rail. The bathroom has ample storage and has Travertine flooring throughout to the walls and floor. Window to the front elevation.

Master Bedroom

16'4" x 13'5"

The master bedroom is a generous double bedroom, with space for a super king sized bed, further furniture and three skylights providing lots of natural light. There is ample storage in the bedroom and dressing area, with a range of 'Sharps' built in wardrobes.

Bedroom Two

14'5" x 13'9"

The second bedroom is another spacious double bedroom with space for a super king sized bed, built in storage cupboards fitted by 'Sharps' and two skylights to the rear elevation.

Shower Room

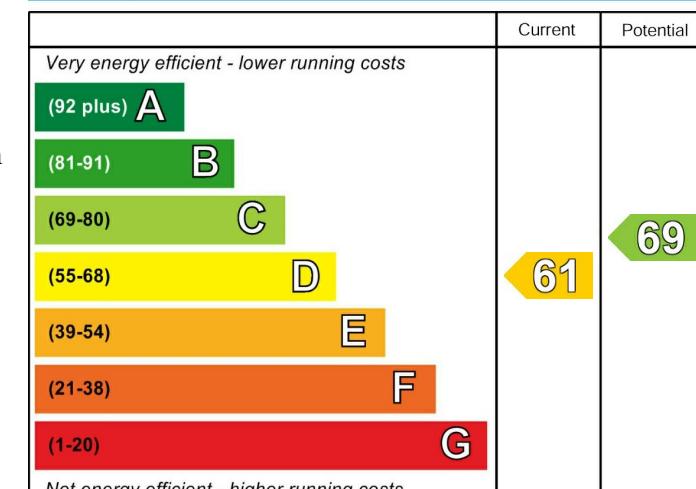
9'10" x 7'2"

Fitted with a double walk in shower cubicle, WC, wash hand basin, ample storage, heated towel rail and skylight providing natural light.

External

Externally the property has a private enclosed garden to the rear, with a large patio area ideal for outdoor furniture, artificial lawn and well maintained floral borders. There is a large summerhouse with insulation, power, wifi and lighting ideal for leisure and/or home working. To the front of the property there is the garage with electric roller doors, gated driveway for two cars to the side and a separate parking bay.

Energy Efficiency Rating



England & Wales

These particulars are intended to give a fair and reliable description of the property

EU Directive

2002/91/EC



but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







