



## ASHBROOKE THE GREEN, STAPLETON, DARLINGTON, DL2 2QJ

### Offers In The Region Of £375,000

Perfectly positioned within a sought-after village setting, this four bedroom semi-detached family home enjoys views over the village green and is within easy reach of Darlington town centre and the popular Bridge Inn.

The property offers well-appointed accommodation including an open plan kitchen/diner, a cosy living room with log burner and French doors, and a useful ground floor WC.

To the upper floors are four double bedrooms and three bathrooms/wet rooms, including en-suite facilities to the principal and second bedrooms.



**LOUNGE**  
11'1" x 18'4" (3.40m x 5.60m)

**KITCHEN/DINER**  
19'4" x 18'8" (5.90m x 5.70m )

**BEDROOM ONE**  
11'9" x 15'1" (3.60m x 4.60m)

**EN SUITE**  
5'6" x 7'6" (1.7m x 2.3m)

**BEDROOM TWO**  
12'3" x 18'8" (3.75m x 5.70m)

**EN SUITE**  
7'10" x 6'10" (2.4m x 2.10m)

**BEDROOM THREE**  
11'9" x 11'1" (3.60m x 3.40m)

**BEDROOM FOUR**  
13'1" x 8'2" (4m x 2.50m)

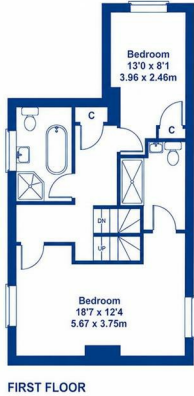
**FAMILY BATHROOM**  
8'6" x 5'10" (2.60m x 1.8m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	86
	EU Directive 2002/91/EC	
	England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	
	England & Wales	



Ashbrooke  
The Green  
Stapleton



**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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