



Ann Cordey
ESTATE AGENTS

2 Barmpton Mews, Darlington, DL1 3SZ
£595,000



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Exceptional four-bedroom detached family home, situated in the private development of Barmpton Mews, just off Barmpton Lane. Boasting extremely generous living space, a beautifully landscaped garden, and detached double garage, this property is perfect for families seeking a spacious and versatile home.

Upon entering, you are greeted by a welcoming entrance hall that leads to an impressive selection of living spaces. The lounge, dining room, and sitting room provide ample room for both relaxation and entertaining. A separate study offers an ideal workspace for those who work from home, while a convenient ground floor WC adds practicality.

The heart of the home is the modern kitchen, complemented by a breakfast room and utility room, ensuring a functional and stylish cooking space. The addition of a large conservatory enhances the home's charm, offering a bright and airy spot to enjoy garden views all year round.

Upstairs, the first floor features four generously sized double bedrooms, including a stunning master suite with en-suite facilities. A well-appointed family bathroom/WC serves the remaining bedrooms.

A further staircase leads to an attic space, offering exciting potential to be converted into additional bedrooms or a bespoke living area, subject to planning.

Externally, the home sits on a beautifully maintained plot with a spacious garden, perfect for outdoor entertaining and family activities. There is also a Double Detached Garage with a further room above. The setting is peaceful yet conveniently located for local amenities, transport links, and well-regarded schools.

This is a rare opportunity to acquire a superb home with flexible living space and the scope for future expansion. Early viewing is highly recommended.

For further details or to arrange a viewing, please contact us today.

ENTRANCE VESTIBULE

HALLWAY

21'0" × 14'4" (6.41 × 4.38)

STUDY

9'3" × 11'2" (2.82 × 3.42)

WC

11'3" × 5'10" (3.43 × 1.80)

LOUNGE

17'5" × 18'4" (5.33 × 5.60)

DINING ROOM

15'3" × 15'1" (4.67 × 4.60)

KITCHEN

13'9" × 16'7" (4.21 × 5.07)

BREAKFAST ROOM

8'5" × 9'6" (2.57 × 2.92)



SITTING ROOM
12'5" × 13'8" (3.80 × 4.18)

UTILITY ROOM
8'5" × 8'2" (2.57 × 2.50)

CONSERVATORY
25'7" × 16'0" (7.80 × 4.88)

FIRST FLOOR

BEDROOM ONE
14'9" × 17'1" (4.52 × 5.21)

BEDROOM TWO
13'10" × 16'0" (4.22 × 4.89)

BEDROOM THREE
14'4" × 11'3" (4.38 × 3.44)

BEDROOM FOUR
12'1" × 13'3" (3.70 × 4.06)

EN SUITE

BATHROOM/WC

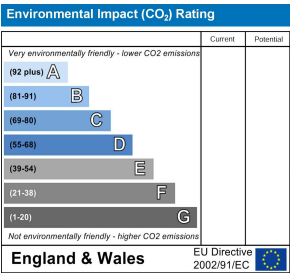
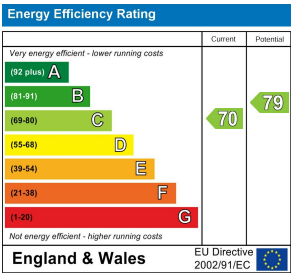
SECOND FLOOR

ATTIC SPACE

EXTERNALLY

DOUBLE GARAGE
17'10" × 15'6" (5.45 × 4.73)

ROOM ABOVE GARAGE
15'6" × 15'5" (4.74 × 4.71)



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

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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