



Ann Cordey
ESTATE AGENTS

38 Durham Road, Coatham Mundeville, Darlington, DL1 3LZ

Guide Price £675,000



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Discreetly positioned within a One acre you will find a recently refurbished FOUR/FIVE BEDROOMED detached home with a separate TWO BEDROOMED ANNEXE dwelling and two further useful brick out buildings. Set behind double gates there is ample parking to the front of the property with a large driveway leading down past a second set of double gates to the rear of the property where there is further parking along side the annexe and access to the paddock.

The property has been renovated and is in ready to move into order and offered with no onward chain. The accommodation is light and bright with a superb open plan reception areas, quality kitchen, handy utility room. large ground floor master bedroom and separate family bathroom/WC.

The main staircase leads to the first floor and two further generous bedrooms. There is a second staircase to the rear of the property leads up to another bedroom which leads through to a dressing room or home office. The annexe has a living room, large kitchen/diner and two double bedrooms and a bathroom/WC offering further versatile accommodation or investigate the possibility of a commercial venture subject to the relevant permissions.

The location within the small hamlet of Coatham Mundeville is ideally placed for access to Darlington, Newton Aycliffe and transport links towards the A1M both north and south. There is a cycle path towards Darlington and regular bus services. A local pub is on hand along with The Hallgarth Hotel and leisure club.

Warmed by gas central heating and fully double glazed.

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TENURE: Freehold

COUNCIL TAX: G

RECEPTION HALLWAY

Large welcoming reception hallway with a large staircase to the first floor.

LIVING ROOM

23'4" x 33'9" (7.13 x 10.30)

An impressive space, light and bright with bi fold doors to the rear and side.

KITCHEN/DINER

13'7" x 29'7" (4.16 x 9.03)

Fitted with a quality range of cabinet and integrated appliances. Leading off to an inner hallway.

INNER HALLWAY

a second staircase leads up to the first floor. And there is access to the bathroom/WC and utility and a ground floor bedroom.

UTILITY

With fitted cabinets, worksurfaces, sink unit and plumbing for an automatic washing machine.

BATHROOM/WC

Comprising a white modern suite. With a P shape bath with monochrome mains fed shower. There is a handbasin in a vanity storage unit and a WC. The room has been finished with ceramic tiled surrounds.

BEDROOM

18'2" x 11'4" (5.54 x 3.47)

A ground floor double bedroom with a window to the front aspect.

FIRST FLOOR

The landing to the front of the home leads to two bedrooms.



BEDROOM
 15'5" x 11'2" (4.71 x 3.41)
 With a window to the rear

BEDROOM
 15'4" x 10'11" (4.69 x 3.35)
 With a window to the rear aspect.

REAR LANDING
 leading to a further bedroom and a dressing room/home office.

BEDROOM
 19'11" x 13'3" (6.09 x 4.06)
 With a velux window and leading to a dressing area or home office.

DRESSING ROOM
 13'1" x 11'6" (4.00 x 3.52)
 With a velux window

ANNEXE

LIVING ROOM
 14'4" x 13'3" (4.38 x 4.04)
 Large reception room with French doors for access.

KITCHEN
 15'1" x 21'7" (4.60 x 6.60)
 Fitted with a quality range of cabinets with a centre island for informal dining.

BEDROOM
 15'9" x 14'5" (4.81 x 4.40)
 Double bedroom with a window to the front.

BEDROOM
 18'4" x 8'0" (5.59 x 2.45)
 A second generous bedroom.

BATHROOM/WC
 With a white suite

EXTERNALLY
 A large one acre plot enclosed by a brick built wall with wrought iron detailing and double timber gates. There is a large hardstanding area to the front providing off street parking. A second set of gates leads down a gravelled driveway to the rear of the garden with more parking and access to a paddock.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			79
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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