



Ann Cordey
ESTATE AGENTS

Ashbrooke The Green, Stapleton, Darlington, DL2 2QJ
Offers In The Region Of £375,000



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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.

Externally, there is a driveway providing off-street parking, a garage, and a well-maintained garden with lawn, patio seating area, and raised decking—ideal for outdoor entertaining.

Early viewing is recommended.

LOUNGE

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

WC

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	86

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	

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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