



**Tower Grange, DL3 0QF**  
**7 Bed - House - Detached**  
**Offers In The Region Of £380,000**

**ROBINSONS**  
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Robinsons Estate Agents are privileged to bring to the market this modern substantial **SEVEN BEDROOMED FAMILY HOME**. Superbly positioned on this exclusive acquired cul-de-sac in the Faverdale area of Darlington cocooned by woodland surroundings. It lies within easy reach of the A1(M) linking the North and South, Cockerton Village and Darlington Town Centre. Properties of this nature are considered in high demand and we anticipate this to be no exception with early viewings highly recommended to avoid disappointment. In our opinion this property would appeal to a variety of buyers, including a growing family. The home provides spacious versatile accommodation, presenting presences, style and charm accompanied by a wonderful welcoming feel which can only be appreciated with a thorough internal inspection. Considerable thought has gone into the layout to use the space in the best way possible with four reception rooms to the ground floor to provide versatile living, dining, relaxing in private space. Having been improved by present owners, the home is in excellent decorative order throughout, there is gas central heating, double glazing and double garage.

In brief the accommodation comprises light and airy entrance reception giving a great first impression from entering through the front door, cloakroom/w.c, four reception rooms, ideal for entertaining family and friends. The lounge, there is an attractive fireplace with French doors leading to both the Orangery and dining room. The dining room and study both enjoy views to the front, the dining room is considered a versatile reception room currently used as a playroom. The fabulous Orangery enjoys modern electric fire, infrared electric heater and inset lighting. The kitchen/breakfast room provides an excellent range of quality units, split level cooking facilities along with an integrated dishwasher, fridge/freezer and microwave. Leading to a useful utility room which adds to what is an excellent amount of accommodation to the ground floor. The quality continues as you ascend to the first floor with luxurious family bathroom facilities and four bedrooms. The second enjoying en-suite facilities, with an open spindle balustrade leading to the second floor where you will be met with a further three well-dressed bedrooms, the master of particular interest with beautifully en-suite facilities and a walk in dressing room. Externally the home commands on an excellent plot with well-tended gardens to both front and rear. There is pedestrian side access to the rear enclosed garden which is predominately laid to lawn with an outside water tap, mature borders and a paved patio area that is ideal for relaxing during those warmer months. There is also a hard surface driveway leading to the double garage with two up and over doors, lighting and power allowing parking for multiple vehicles. Beyond the garage is a second garden plot with a garden shed and a sense of privacy which is so often sort after but not often found.

## ENTRANCE HALLWAY

### GROUND FLOOR CLOAKROOM/W.C

#### LOUNGE

15'4 x 11'8 (4.67m x 3.56m )

#### DINING ROOM

11'9 x 8'5 (3.58m x 2.57m )

#### STUDY

8'10 x 9'3 (2.69m x 2.82m)

#### KITCHEN/BREAKFAST ROOM

11'7 x 13'5 (maximum 16'4) (3.53m x 4.09m (maximum 4.98m))

#### ORANGERY

14'8 x 1'05 (4.47m x 0.43m)

#### UTILITY ROOM

### FIRST FLOOR LANDING

#### BEDROOM TWO

11'8 x 12'7 (3.56m x 3.84m )

#### EN-SUITE/W.C

#### BEDROOM THREE

12'7 x 8'7 (3.84m x 2.62m)

#### BEDROOM FOUR

9' narrowing to 5'3 x 10'9 (2.74m narrowing to 1.60m x 3.28m )

#### BEDROOM FIVE

8'3 x 7'7 (2.51m x 2.31m )

### FAMILY BATHROOM/W.C

#### SECOND FLOOR LANDING

#### MASTER BEDROOM

15'4 (maximum 18'8) x 15'7 (4.67m (maximum 5.69m) x 4.75m)

#### EN-SUITE/W.C

#### WALK-IN-DRESSING ROOM

7'9 x 5'3 (2.36m x 1.60m)

#### BEDROOM SIX

15'6 x 8'8 (4.72m x 2.64m)

#### BEDROOM SEVEN

8'1 x 8'7 (2.46m x 2.62m)



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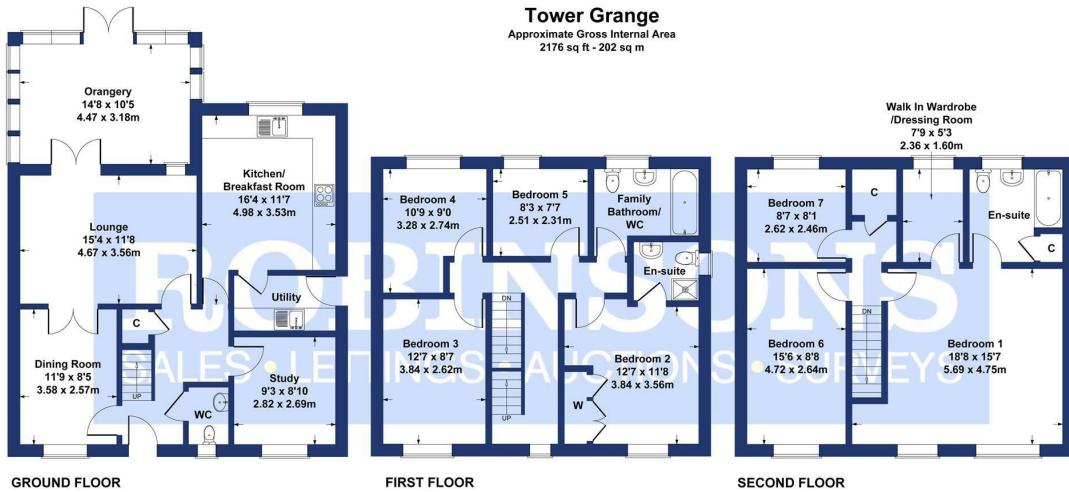
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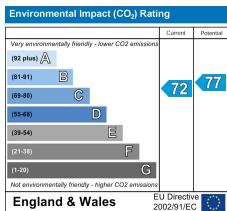
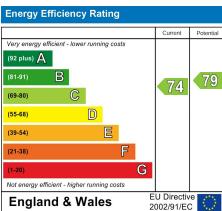
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



**Tower Grange**  
Approximate Gross Internal Area  
2176 sq ft - 202 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd, 2018

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