



**\*\* VIRTUAL TOUR AVAILABLE \*\***

OUTSTANDING opportunity to acquire this truly IMPRESSIVE detached family home overlooking the VILLAGE GREEN in the peaceful and picturesque village of STAPLETON which lies to the West of Darlington. The rear garden is a must see, providing a gentle ambience and privacy which is so often sought but not often found. Having been professionally landscaped and OVERLOOKING THE RIVER TEES buyers will not be disappointed, the boundary extending to the river enjoying fishing rights.

The home has been improved by the present owners to an extremely high standard with no regard to cost with quality installed double glazing throughout (2017), gas central heating via a combi boiler, an alarm system, a beautifully appointed luxurious kitchen with Quartz work surfaces (2017) and a stunning contemporary bathroom with roll top bath newly installed April 2019. A quality log burning stove can be found to the lounge, there is Karndean flooring to the ground floor and sumptuous interior design throughout.

Please Note: Council tax band F. EPC Band D. Freehold basis.

Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

**The Green, Darlington, DL2 2QJ**  
**4 Bedroom - House - Detached**  
**Offers In The Region Of £450,000**  
**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: F**

**ROBINSONS**  
 SALES • LETTINGS • AUCTIONS *Tees Valley*



## The Green, Darlington, DL2 2QJ

Tees House provides that elusive blend of rural living with a home that provides everything that a modern lifestyle demands. The outdoors and country life is impossible to ignore, one can walk for miles and enjoy scenic beauty or simply relax and unwind in the substantial garden.

Properties of this location are considered in high demand and we anticipate this to be no exception with early viewings highly recommended to avoid disappointment which, in our opinion will appeal to a variety of buyers.

### GROUND FLOOR

A light and airy hallway gives an excellent first impression from entering through the front door with Karndean flooring, useful under stairs storage cupboard and an open spindle balustrade leading to the first floor. The spacious lounge with a quality log burning stove ideal for those cosy nights in. A pleasant open aspect leads to the dining area which has ample space for a table and chairs with French doors to the patio area. The elegant, refitted kitchen/breakfast room provides a quality range of units, granite work surfaces, Belfast sink unit, useful breakfast bar and integrated appliances including electric ceramic hob, chrome chimney style cooker hood, electric oven, integrated fridge/freezer and dishwasher. The two windows allow ample natural light along with a door leading to the rear garden.

### FIRST FLOOR

Ascending to the first floor a good sized landing has a hatch with fitted ladder allowing access to a boarded loft with lighting, four well dressed bedrooms ideal for a growing family. The master also with en-suite showering facilities. The contemporary, luxurious family bathroom has only just been installed with a three piece suite with fully tiled walls and roll top bath.

### EXTERNALLY

The home has a huge amount of kerb appeal commanding a choice plot overlooking the village green with an imposing gravelled driveway allowing parking for multiple vehicles leading to a garage (17'6x8'3) with electric roller door, lighting and power. The garage also houses the wall mounted Baxi combi boiler. There is dual pedestrian access to the stunning landscaped rear garden which really is a joy having been laid to lawn with borders and good sized decking and patio areas, ideal for relaxing during those warmer months. The rear garden runs down to the river with fishing rights.

### ENTRANCE HALL

#### LOUNGE

15'5x13'5 (4.70mx4.09m)

#### DINING ROOM

10'7x10'3 (3.23mx3.12m)



## The Green, Darlington, DL2 2QJ

**KITCHEN/BREAKFAST ROOM**  
18'3x10'6 (5.56mx3.20m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**  
11'10x10'3 (3.61mx3.12m)

**EN-SUITE SHOWER ROOM/W.C.**  
5'7x8'5 (1.70mx2.57m)

**BEDROOM TWO**  
10'6x10'3 (3.20mx3.12m)

**BEDROOM THREE**  
11'11x8'3 (3.63mx2.51m)

**BEDROOM FOUR**  
9'2x7'7 (2.79mx2.31m)

**FAMILY BATHROOM/W.C.**  
8'x8'8 max (2.44mx2.64m max)

**FRONT EXTERNAL**

**REAR GARDEN**



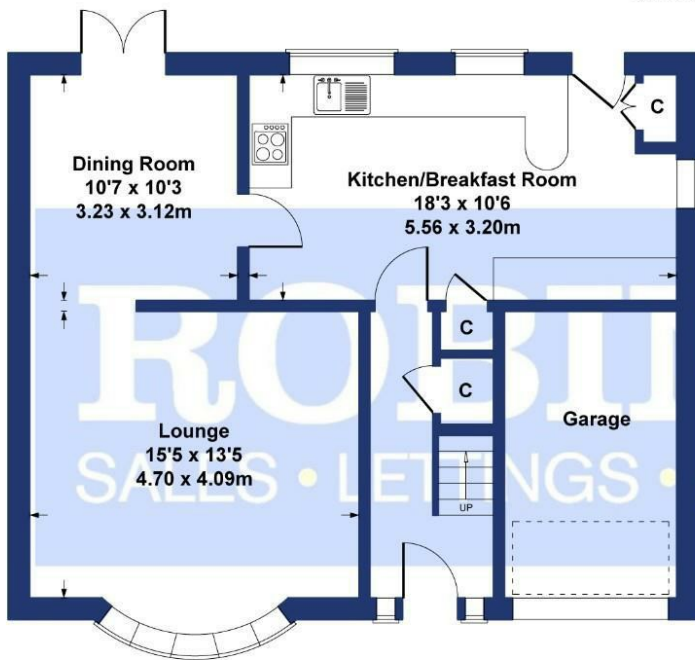
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

**Visit. . . [robinsonsteesvalley.co.uk](http://robinsonsteesvalley.co.uk)**

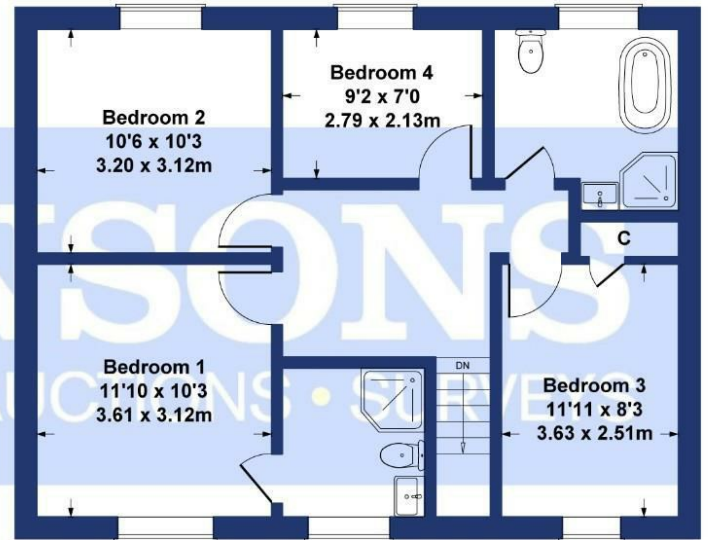


# Tees House, The Green

Approximate Gross Internal Area  
1319 sq ft - 123 sq m



GROUND FLOOR



FIRST FLOOR

## 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. 2019

| 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 |         |           |
|   | 64      | 82        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
|   | 60      | 80        |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |

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