



**Burtree Lane, DL3 0XQ**  
**5 Bed - House - with Land**  
**£725,000**

**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: E**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS

# Burtree Lane , Darlington, DL3 0XQ

\*\*\* NO ONWARD CHAIN \*\*\*

\*\*\* SELF-BUILT FAMILY HOME WITH ADDITIONAL OUTBUILDINGS \*\*\*

\*\*\* ADDITIONAL INCOME OPPORTUNITY, SUBJECT TO PLANNING CONSENT \*\*\*

\*\*\* NESTLED WITHIN HALF AN ACRE OF STUNNING GROUNDS \*\*\*

This unique self-built family home is a must view. The plot is positioned on the outskirts of Darlington off Burtree Lane, with a Three Bedroom Family Home to the front of the plot, a two bedroom annexe to the rear with a separate salon and workshop, allowing a new owner a business income opportunity.

The property is located close to local shops and other local amenities, whilst having easy access to the A1 (M) motorway and other onward travel.

The main family home consists of; Entrance Hall, Leading to a Main Inner Hall, Ground Floor Bedroom, Stunning Four Piece Family Bathroom, Separate Utility/Pantry Room, Reception Room to the Rear with Bi-Fold Doors to the Rear Garden, Living Room with a Featured Log Fire. Off the Hallway you will find a spectacular Open-Plan Kitchen / Diner / Entertainment Area with Bi-Fold Doors to a lovely decked Area including a hot tub, designed for hosting all those family occasions.

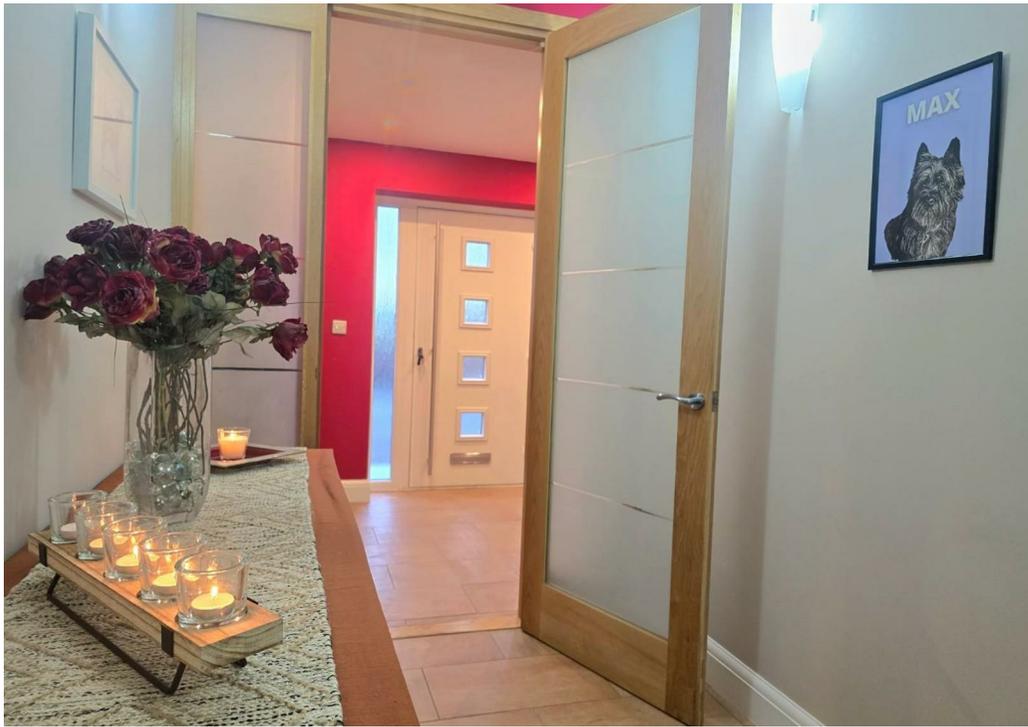
The First Floor provides a open space Landing which could be converted into an additional Bedroom, Master Bedroom with a Balcony, Walk-In Dressing Room/Office Space and a Modern Four Piece En-Suite Bathroom, and a further additional Bedroom.

Externally, the property has beautiful views being positioned as the last plot on Burtree Lane. With ample of off-street parking for multiple vehicles. At the rear of the property you will find a detached two bedroom annex, and a 14 metres salon/garage workshop currently used as a dog grooming business.

The Two Bedroom Annex has a Living Room, Kitchen, Utility Room, Separate WC, Two Double Bedrooms and a Family Bathroom. In addition, the property can be converted into the loft creating two additional rooms.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.











## MAIN BUILDING GROUND FLOOR

### Entrance Hallway

6'8" x 10'8" (2.04m x 3.27m)

Underfloor heating with custom-made oak doorway

### Main Hall

22'3" x 10'11" (6.80m x 3.33m)

Underfloor heating with oak staircase

### Bedroom 2

9'9" x 14'11" (2.98m x 4.56m)

### Utility / Pantry Room

9'2" x 7'9" (2.81m x 2.38m)

Oak worktops with fitted washing machine

### Family Bathroom

7'10" x 14'11" (2.40m x 4.57m)

Travertine tiled, separate large shower, WC, modern sink and steps to a deep bathtub

### Games Room

19'10" x 14'11" (6.06m x 4.57m)

Built-in bar with ceiling speakers, and Bi-Fold doors to the rear garden

### Living Room

15'9" x 16'7" (4.81m x 5.08m)

Featured log burner, with dual aspect views

### Open-Plan Kitchen / Diner / Entertainment Area

22'0" x 27'5" (6.73m x 8.38m)

Bi-fold doors to the rear garden, High gloss kitchen units with integrated steam oven, additional main oven, microwave, coffee machine, wine cooler and dishwasher

## FIRST FLOOR

### Landing

21'5" x 8'3" (6.55m x 2.53m)

Generous size landing, allowing scope of creating additional bedroom or office

### Bedroom 3

10'4" x 18'3" (3.16m x 5.58m)

Additional built-in wardrobe storage with two Velux windows

### Bedroom 1

14'2" x 22'6" (4.32m x 6.86m)

French doors overlooking scenic farm land

### Walk-In Wardrobe / Office Space

15'1" x 9'10" (4.62m x 3.02m)

Fitted wardrobes

### En-Suite

8'8" x 10'2" (2.66m x 3.11m)

Rainfall shower, with jacuzzi bath, separate modern sink and WC

## EXTERNAL BUILDINGS

### DETACHED TWO BEDROOM ANNEX

### Entrance Hallway

5'8" x 13'1" (1.75m x 3.99m)

Currently Loft Ladders to the Loft space, with potential opportunity to add fixed staircase

### Living Room

15'2" x 15'6" (4.63m x 4.73m)

Dual Aspect Views

### Kitchen

11'1" x 9'6" (3.39m x 2.90m)

Fitted Units with Induction Hob and Built in Oven

### Utility Room

5'11" x 7'1" (1.81m x 2.18m)

### Separate WC

2'9" x 6'1" (0.84m x 1.86m)

### Bedroom 1

13'9" x 9'5" (4.20m x 2.89m)

### Bedroom 2

13'2" x 6'7" (4.02m x 2.03m)

### Family Bathroom

8'0" x 6'0" (2.44m x 1.85m)

Modern Bathroom Suite with Bath/Shower, WC & Sink

### Loft Room 1

15'2" x 12'11" (4.64m x 3.94m)

### Loft Room 2

13'3" x 12'11" (4.04m x 3.95m)

## OUTBUILDING

### Salon

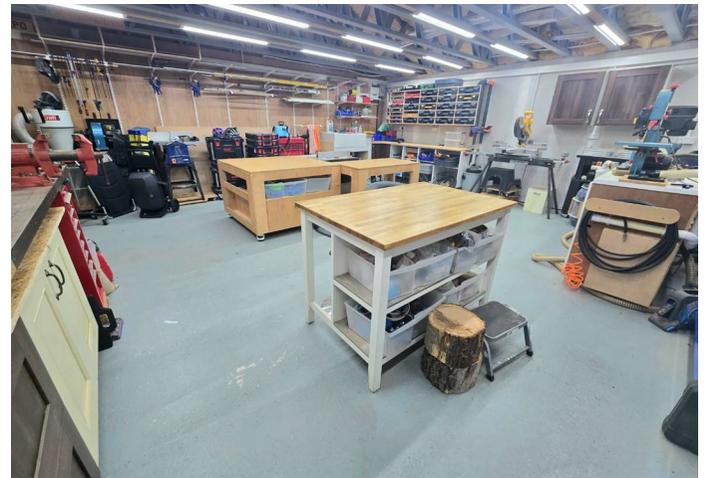
23'0" x 23'0" (7.02m x 7.02m)

### Separate WC

6'10" x 3'2" (2.10m x 0.98m)

### Workshop

22'10" x 22'4" (6.98m x 6.81m)





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
2673 ft<sup>2</sup>  
248.4 m<sup>2</sup>

Balconies and terraces  
292 ft<sup>2</sup>  
27.1 m<sup>2</sup>

Reduced headroom  
32 ft<sup>2</sup>  
3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the BCS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
1193 ft<sup>2</sup>  
111 m<sup>2</sup>

Reduced headroom  
165 ft<sup>2</sup>  
15.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the BCS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1527 ft<sup>2</sup>  
141.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

7 Duke Street, Darlington, Co. Durham, DL3 7RX  
 Tel: 01325 484440  
 darlington@smith-and-friends.co.uk  
 www.smith-and-friends.co.uk



**SMITH & FRIENDS**  
 ESTATE AGENTS