



Durham Road, Coatham Mundeville

Darlington



In Excess of £585,000



## Durham Road

Coatham Mundeville, Darlington

**Step into Refined Elegance in Coatham Mundeville – A Substantially Modernised Four-Bedroom Detached Family Residence Near Darlington.** This home is superbly positioned for commuters, providing effortless access to primary transport links travelling both north and south.

Upon entering through the charming porch, you are greeted by an expansive hallway which leads you into the very heart of this splendid residence. A plush lounge area offers a perfect spot for relaxation and family gatherings. Beyond this, the open-plan kitchen, living, and dining area unfolds spectacularly with cathedral-style ceilings and dual bifold patio doors that not only amplify the space but also flood the area with natural light, merging indoors with out.

The kitchen fitted with the finest appliances, ready to cater to both grand celebrations and intimate family dinners. On the ground floor, two generously proportioned double bedrooms along with a tastefully fitted family bathroom comprising bath, shower, cubicle, vanity, wash, handbasin, and WC. Additionally, there is a cloakroom/WC completing the ground floor.

Ascending to the first floor, A master bedroom serves as a peaceful sanctuary, complete with an en-suite shower room. and additional double bedroom.



Externally, the private gated residence is set on an extensive plot with ample garden space for outdoor pursuits and social gatherings. Large gravelled driveway, providing ample parking and leading to the four car garage with remote control doors, includes a handy WC and features a flexible annex above, perfect as an additional bedroom, playroom, or home office, offering versatile solutions for your lifestyle demands.

This residence is more than just a home; it's a lifestyle enhancer for those in pursuit of a blend of modern luxury and functional living. Schedule your viewing today and come one step closer to securing your ideal home in Coatham Mundeville.

Council Tax band: F

Tenure: Freehold

Energy performance rating: E

**Entrance Porch:**

1.41 m x 1.11 m (4 ft 7.5 in x 3 ft 7.7 in)

**Hallway**

15' 4" x 9' 9" (4.67m x 2.96m)

**Lounge**

13' 2" x 18' 6" (4.01m x 5.64m)

**Kitchen / Dining / Living Area**

24' 8" x 17' 0" (7.52m x 5.17m)

**Utility Room**

6' 2" x 9' 3" (1.87m x 2.83m)

**Bedroom Three**

13' 11" x 9' 10" (4.23m x 2.99m)

**Bedroom Four**

10' 9" x 10' 10" (3.28m x 3.29m)

**Bathroom**

9' 3" x 7' 11" (2.83m x 2.41m)

**Cloak Room / W.C.**

5' 0" x 3' 10" (1.52m x 1.17m)





## First Floor Landing

### Master Bedroom

16' 11" x 18' 5" (5.15m x 5.62m)

### En-Suite

6' 6" x 8' 6" (1.98m x 2.58m)

### Bedroom Two

15' 8" x 12' 2" (4.77m x 3.72m)

## Garage

17'5" x 26'9" - 5.31 x 8.17 m

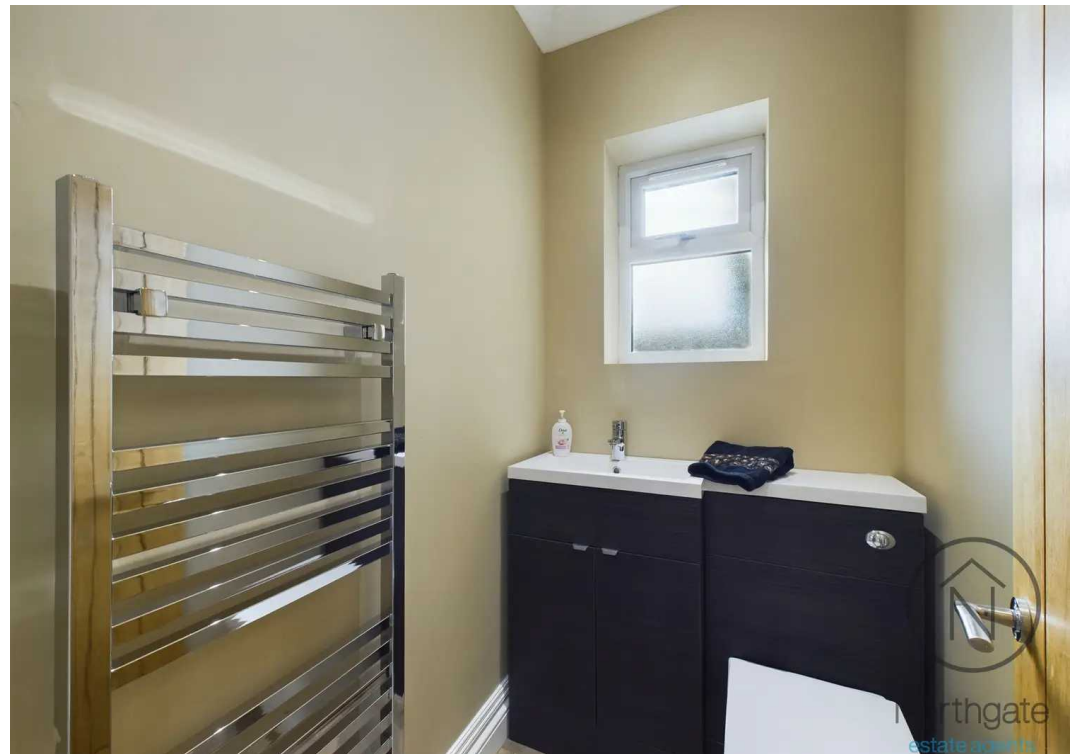
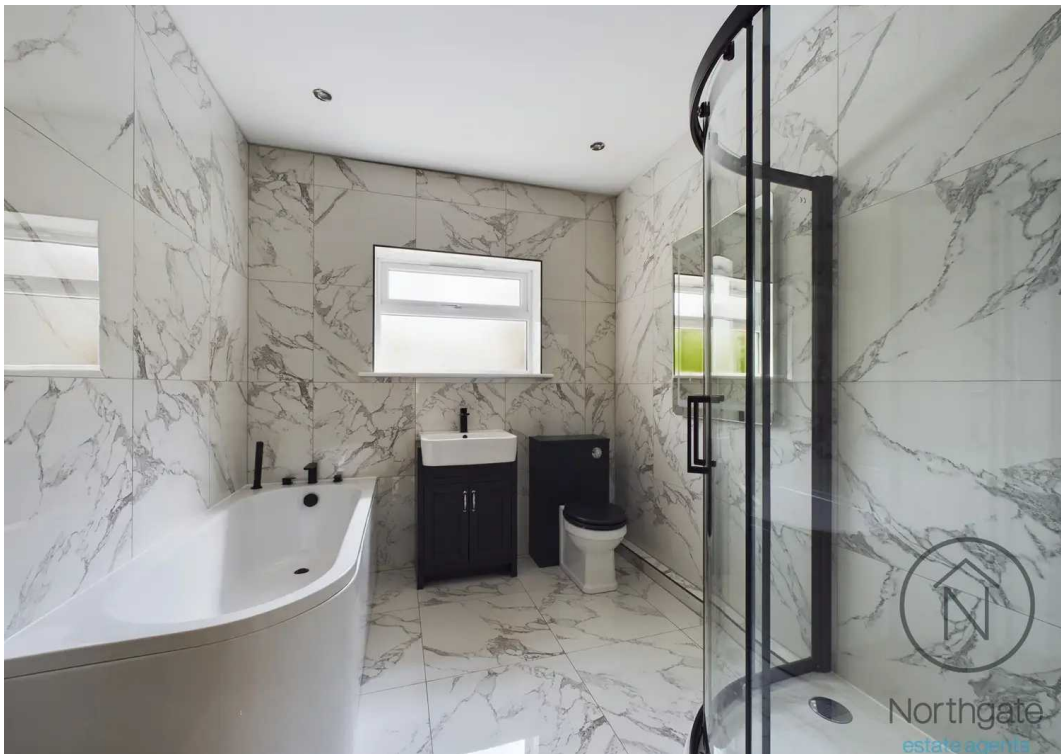
## Annex / Playroom / Home Office

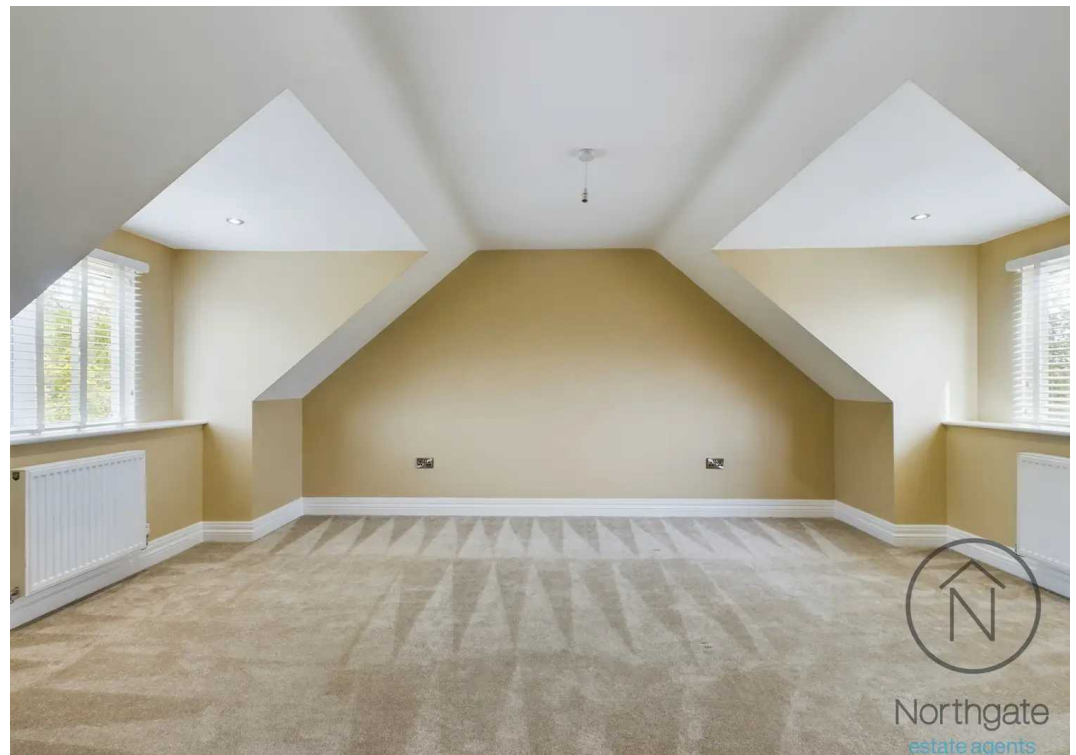
12'3" x 27'5" - 3.75 x 8.37 m

## Driveway

Large driveway parking for several vehicles.







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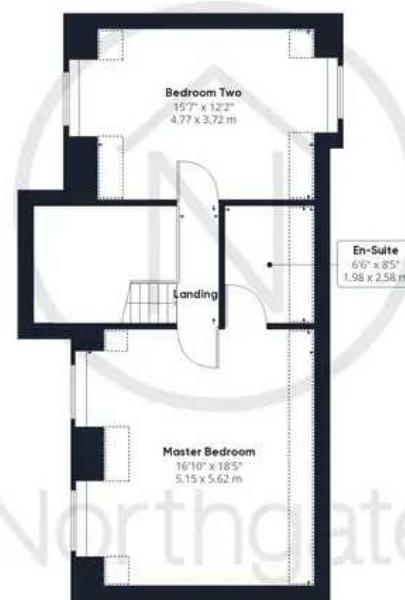
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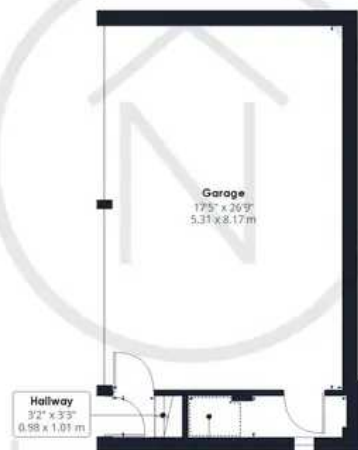
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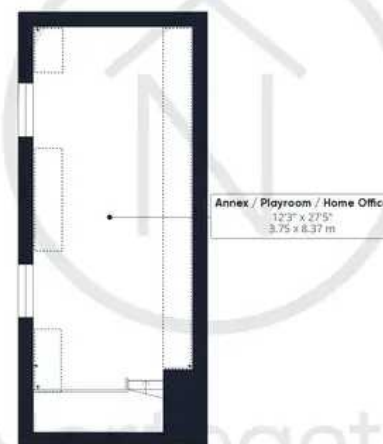
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

2815.07 ft<sup>2</sup>

261.53 m<sup>2</sup>

Reduced headroom

191.53 ft<sup>2</sup>

17.79 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Northgate - County Durham

Northgate Estate Agents, Suite 3 - DL5 4DH

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



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