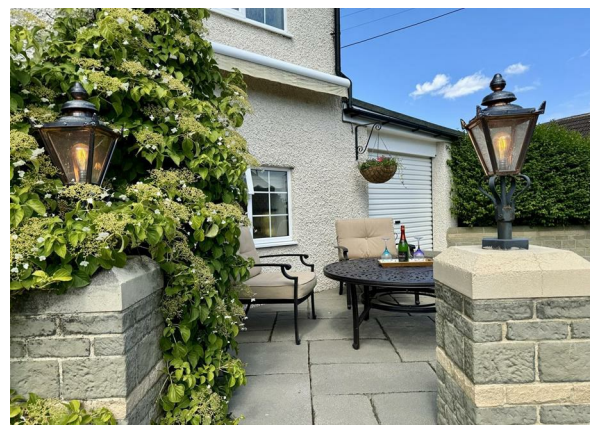


South View, Dalton On Tees, Darlington, DL2 2NT.  
Offers in the region of £399,000



South View, Dalton On Tees, Darlington, DL2 2NT.

Offers in the region of £399,000

Council Tax Band: D

\*\* VURV Estates \*\* The Art of Property -

Announce this impressive detached residence \* Picturesque village \* Manicured gardens \* Stunning both inside & out \* Period styling \* Large contemporary kitchen/breakfast room \* stunning features \*

#### GROUND FLOOR

Porch which has full uPVC double glazing with a stable style door leading to an entrance reception/dining room with beams and stunning feature AGA. Left from the dining room is an excellent sized principal reception which is a light filled room complimented by a large bow style window to the front and window to the side elevation. There is a multi fuel stove and engineered Oak flooring running between both reception rooms. Sizeable kitchen/breakfast room, ideal for entertaining, the impressive kitchen enjoys a range of quality units with Granite work surfaces, breakfast island, gas range cooker with extractor hood and integrated fridge & dishwasher. Off the kitchen is a rear lobby which leads to a Utility/WC, and access to the private rear yard. The office completes the ground floor accommodation, perfect for those working from home, which was formerly the rear of the garage before being thoughtfully converted.

#### FIRST FLOOR

Hatch allowing loft access and walk-in wardrobe. Three double bedrooms, ideal for a growing family, the master of particular size, with two windows flooding the room with natural light. Bedrooms two and three equally as impressive. Completing the accommodation is a large bathroom with roll-top bath, double shower cubicle, basin and w.c.

#### EXTERNALLY

The home commands a corner site to the front with beautifully maintained gardens predominantly laid to lawn with mature borders, outside lighting, external water tap and paved patio area, perfect for alfresco dining. There is a hard surface driveway leading to, what was originally the garage, before being converted to a store area to the front and internal office to the rear. It feature a roller door, lighting and power. To the rear of the property is a small manageable, paved patio area (please note there is no lawn/garden to the rear).

Dalton is a peaceful village yet still within easy reach of surrounding towns and villages, the A1(M), A66 and Teesside International Airport. Approximately 4.8 miles to Darlington and 12.5 miles to Richmond.

Please note:

Council Tax: Band D

Tenure - Freehold

EPC - E

VURV Estates 'The Art of Property'

Selling homes in Darlington & surrounding with forward thinking Estate Agency.

#### Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

#### Principal elevation

#### Front garden

#### Entrance porch

#### Dining room

15'3" x 14'2"

#### Lounge

15'10" x 14'9"

#### Kitchen/Breakfast room

16'7" x 14'0"

#### Rear lobby

#### Utility/WC

#### Ground floor Office

10'7" x 10'0"





- First floor landing**
- Principal Bedroom**  
16'4" x 14'9"
- Bedroom two**  
14'0" x 13'6"
- Bedroom three**  
11'1" x 10'2"
- Family bathroom**  
11'6" x 9'4"
- Rear patio area**
- Store**

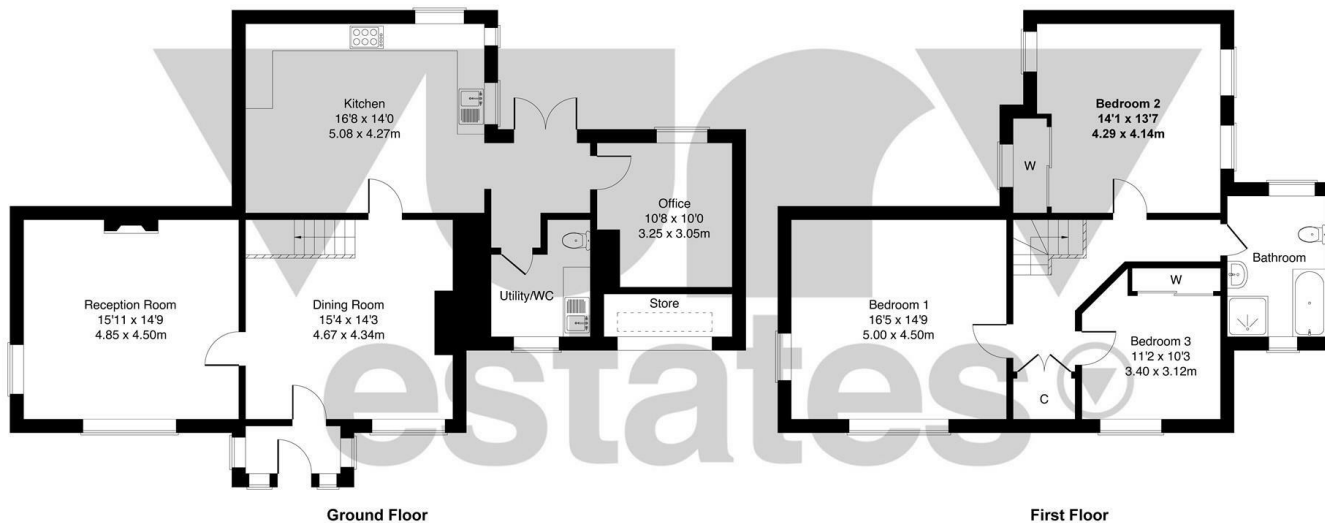




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**South View, Dalton on Tees, DL2 2NT**

Approximate Gross Internal Area: (1731 sq ft - 161 sq m.)



Not to Scale. Produced by The Plan Portal 2024  
 For Illustrative Purposes Only.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>79</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>52</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |