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Haughton Green,
Darlington, DL1 2DF

Offers in the region of £450,000

NICK & GORDON
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RESIDENTIAL

A beautiful family home set over three floors with an abundance of internal space and a truly unique feature in the form of the most impressive conservatory which was part of the Victorian Houghton Hall. The conservatory was built by the Richardson brothers and is believed to be the only surviving example of their glasshouses in their home town of Darlington. Benefitting from a major renovation over the last 4 years it's been updated to provide a perfect versatile space. This impressive property is located in a picturesque suburb of Darlington, Houghton Village which has easy access to Darlington and Teesside. The internal accommodation briefly comprises entrance hallway, WC/cloakroom, two formal reception rooms, kitchen/breakfast room, utility room and the conservatory which enjoys pleasant views over the beautiful gardens to the rear. The first floor landing gives access to four bedrooms, bathroom and en-suite shower room with the uppermost floor providing the principle bedroom and en-suite shower room. Externally, there is a front walled garden area and to the rear a beautifully landscaped garden and patio space with double garage and parking beyond.





- LARGE HOME SET OVER THREE FLOORS
- STUNNING PROPERTY
- DOUBLE GARAGE

- IMPRESSIVE CONSERVATORY
- HAUGHTON VILLAGE

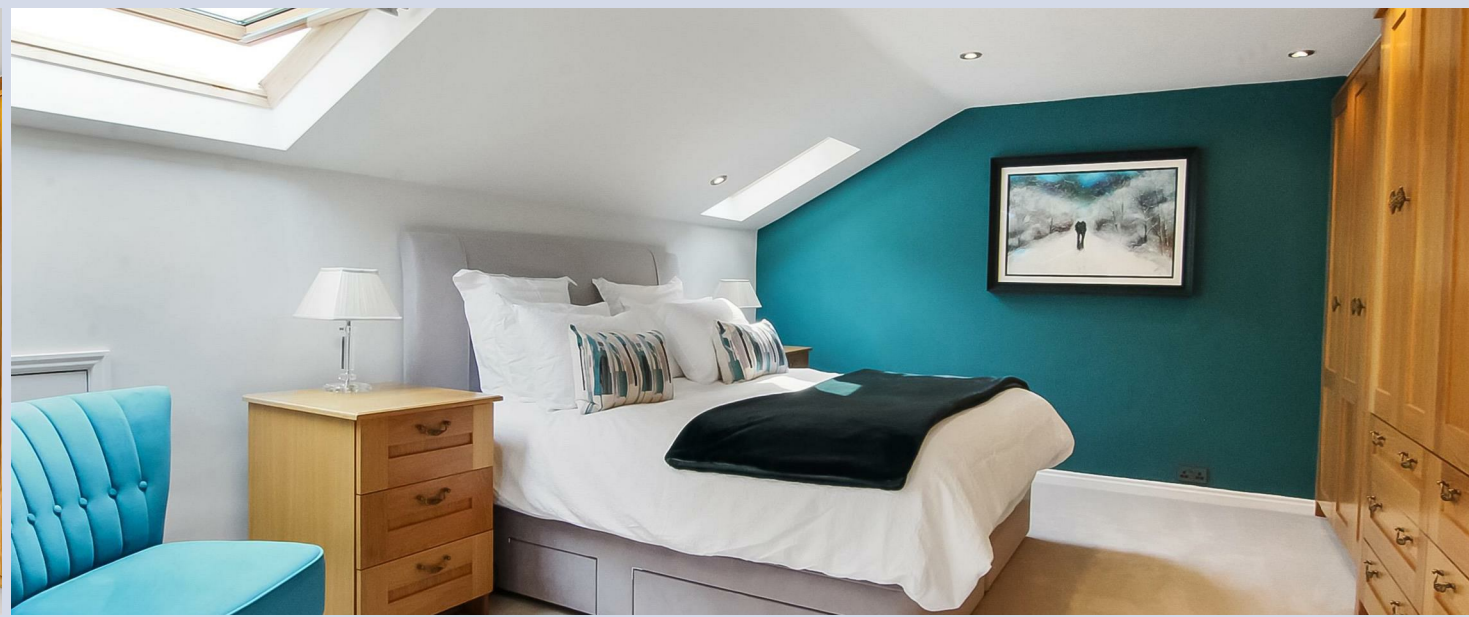
GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

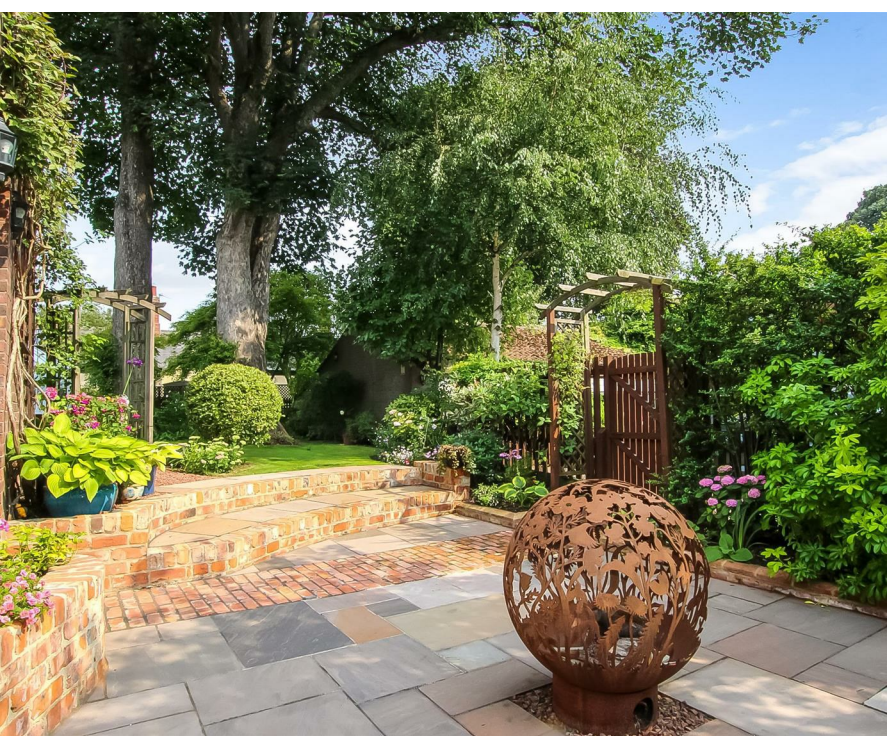
Double glazing

Local Authority: Darlington Borough Council (Tax Banding *)

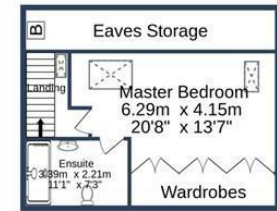
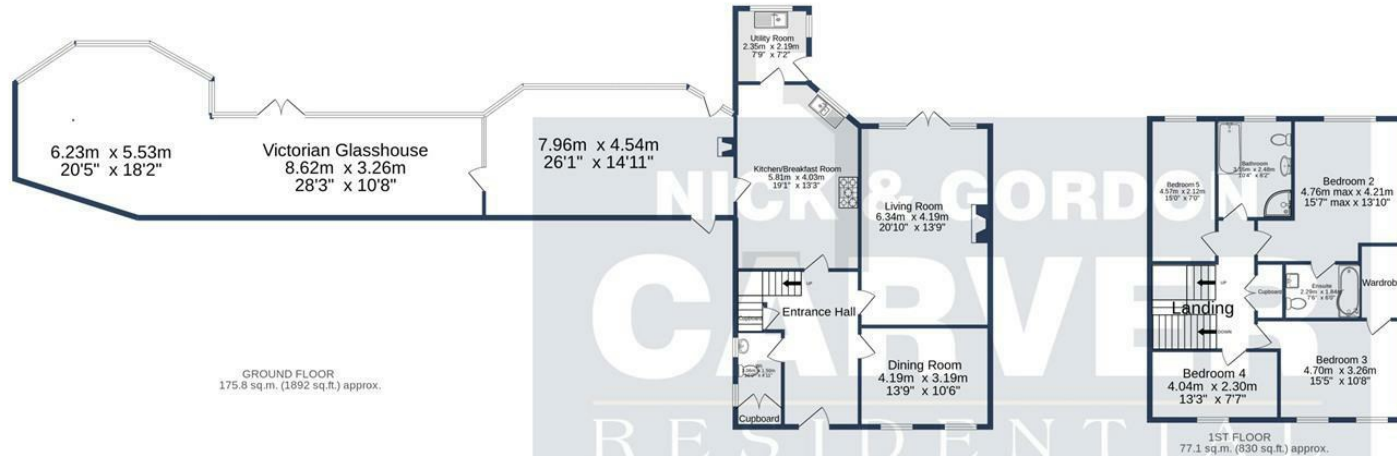








Energy Efficiency Rating	Current	Target	Environmental Impact (CO ₂) Rating	Current	Target
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
101-109 A			101-109 A		
81-100 B			81-100 B		
61-80 C			61-80 C		
41-60 D			41-60 D		
21-40 E			21-40 E		
1-20 F			1-20 F		
1-20 G			1-20 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



HAUGHTON GREEN, DARLINGTON. DL1 2DF.

TOTAL FLOOR AREA : 304.4 sq.m. (3276 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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