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New Lane,  
Neasham, Darlington, DL2 1QR  
**Offers in the region of £425,000**

House - Semi-  
Detached  
4 Bedroom/s  
2 Bathroom/s

A modern, four bedroom home located within an exclusive gated development of just 10 properties, in the centre of a picturesque village only 10 minutes drive from Darlington and Yarm. This fine home has a south facing garden, driveway and detached, single garage and comprises, internally four bedrooms, family bathroom with underfloor heating, en-suite/shower room off bedroom one along with walk-in-wardrobe, large living/kitchen area with bi-folding doors to rear which lead out to a raised decking area and garden. There is also a useful utility room, downstairs WC and separate reception room. Hurworth Village is 1.2 miles away which has Rockcliffe Hall Hotel, Spa and Golf Club, The Bay Horse, Hurworth (Award winning restaurant and public house) and Excellent schooling.





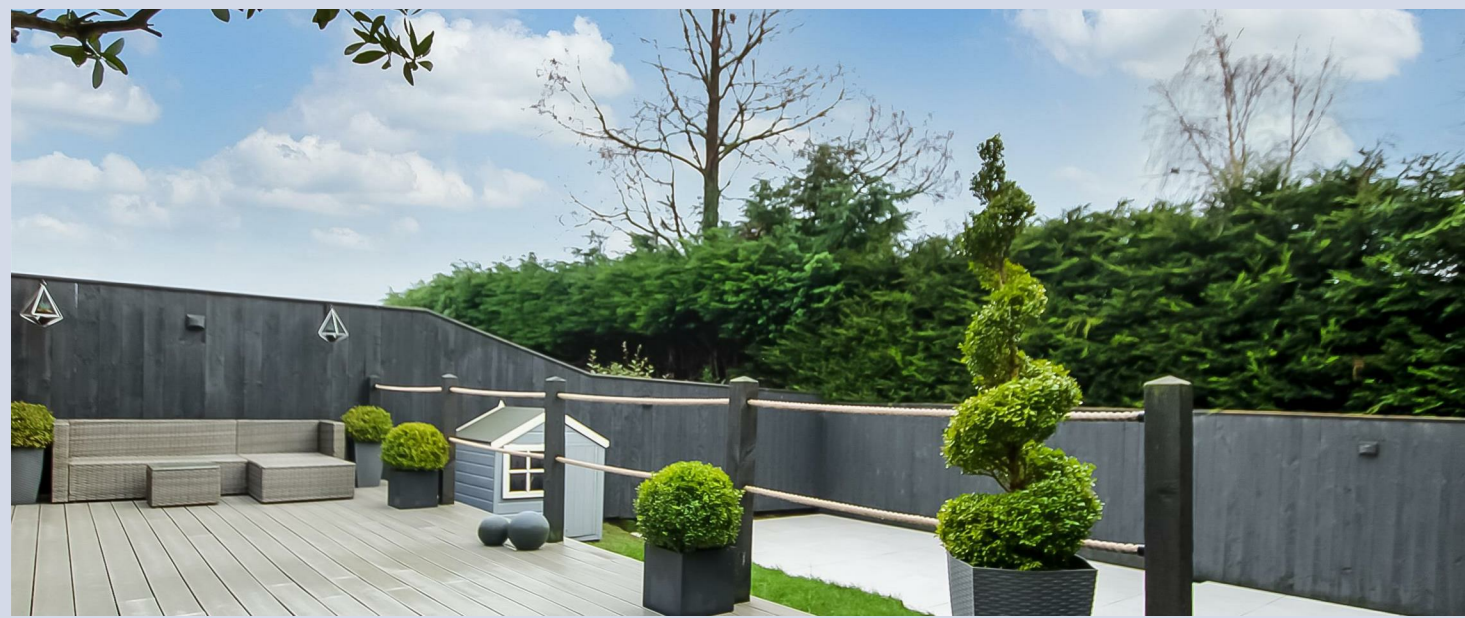
- STUNNING HOME
- SOUTH FACING REAR GARDEN
- VILLAGE LOCATION

- GARAGE AND PARKING
- GATED COMMUNITY
- EASY ACCESS TO DARLINGTON AND YARM

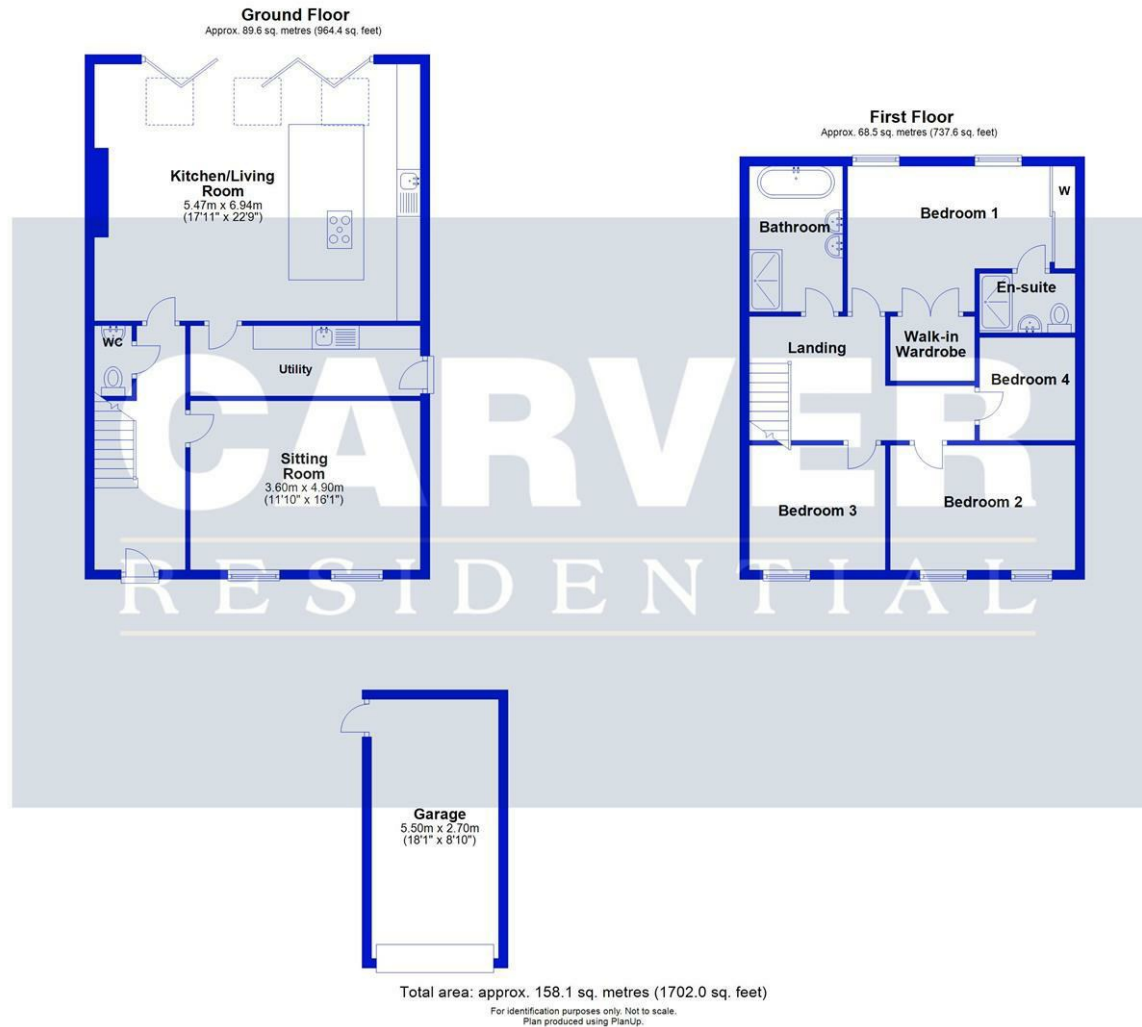
Tenure: Freehold  
Services: Gas central heating, mains electric, water and drainage.  
Double glazing  
Local Authority: Darlington Borough Council (Tax Banding E)  
Shared gated access - management company not yet established for communal costs.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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

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MAB 6202



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