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Jasmine Cottage, South Terrace,  
Croft On Tees, DL2 2TE

**Offers over £575,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL

A beautiful, Georgian residence located within the extremely sought after village of Croft on Tees, located close to Darlington and within 20 minutes to Northallerton. Croft on Tees benefits from primary school, nearby shops and pubs and is within walking distance from Rockliffe Hall Hotel, with golf course and spa. Jasmine Cottage occupies an impressive, elevated position set back from the roadside behind beautiful landscaped gardens and driveway. To the rear of the property is a private patio area for outdoor entertainment which then leads to a lawned garden area with summer house and garden shed both with power and lighting. Internally, the property briefly comprises welcoming entrance hallway which leads into the large open plan kitchen/dining/family space. There are two large reception rooms with impressive fireplaces and useful separate study area. To the first floor there are four spacious bedrooms, with bedrooms one and two both overlooking the front garden and views beyond. Bedroom three has a useful shower cubicle and vanity wash basin. The spacious bathroom has roll top bath and a separate shower. In addition to the main accommodation is a versatile studio attached to the side of the property with power lighting and timber flooring. Parking is well catered for having an extensive paved drive and a double detached garage with boarded loft for additional storage.





- BEAUTIFUL GEORGIAN RESIDENCE
- LARGE DRIVEWAY AND DOUBLE GARAGE
- ABUNDANCE OF CHARACTER THROUGHOUT

- PRIVATE REAR GARDEN
- VERSATILE STUDIO/OFFICE SPACE
- NEWLY FITTED WINDOWS TO THE FRONT ELEVATION

**GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

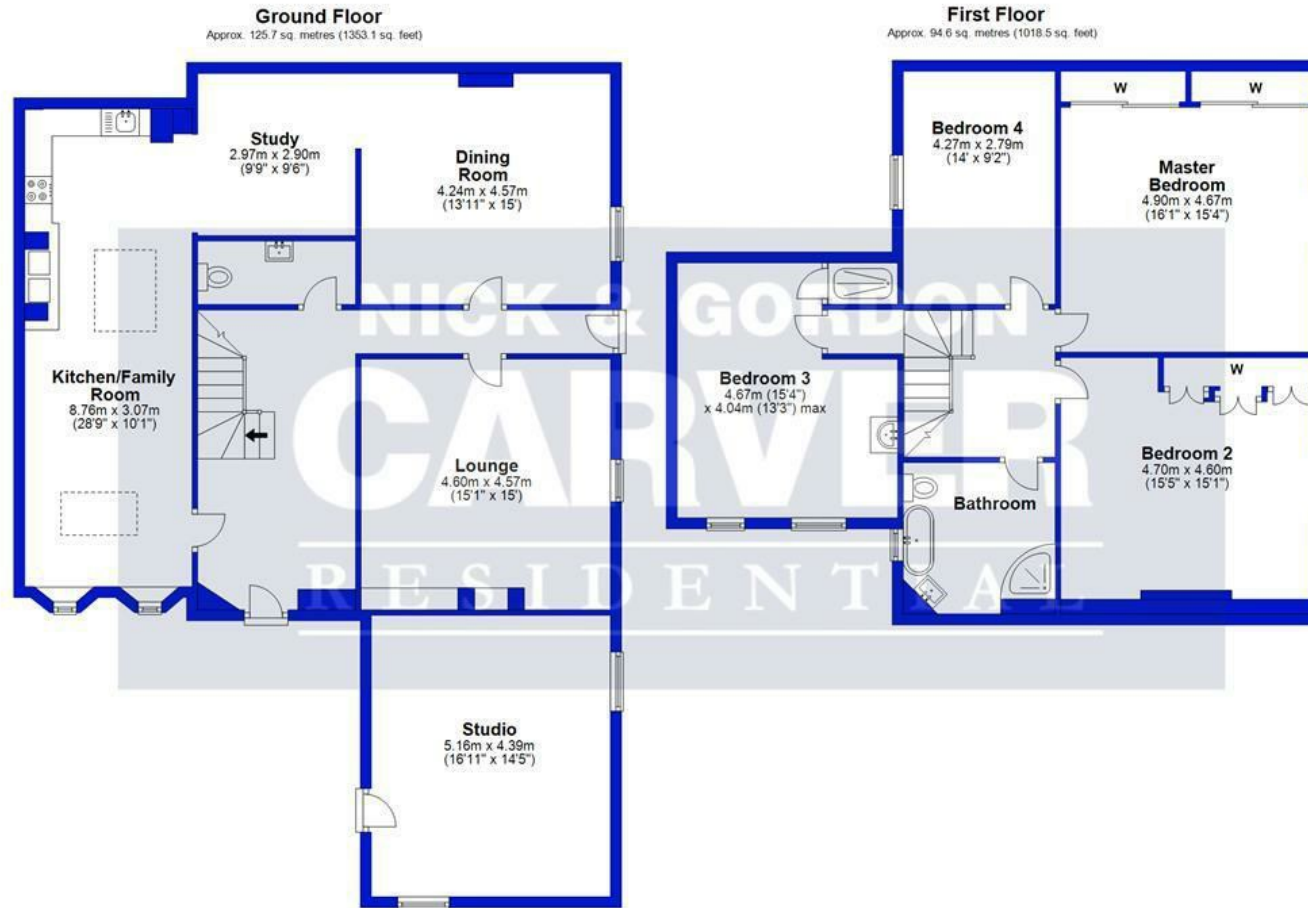
Local Authority: Richmondshire (Tax Banding F)











Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Energy Efficiency Rating: A (70) / B (53)		Environmental Impact (CO <sub>2</sub> ) Rating: B (68) / C (102)	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

Total area: approx. 220.3 sq. metres (2371.6 sq. feet)

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