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Denton, DARLINGTON, DL2 3TY

**Offers in the region of £995,000**

House - with Land  
4 Bedroom/s  
3 Bathroom/s

This stunning detached home comes with an 0.5 ACRE BUILDING PLOT WITH FULL PERMISSION FOR A DETACHED HOME AND DETACHED DOUBLE GARAGE\*\*\*GATED ACCESS\*\*\*FOOTINGS HAVE BEEN STARTED\*\*\* The existing property is located in the charming hamlet of Denton just outside of Darlington. This fine home boasts 3 reception rooms, 4 bedrooms, bathroom and two ensuite shower rooms, providing ample space for comfortable living. Gates gives access to private parking space for up to 7 vehicles, ensuring convenience for you and your guests. The property has been modernised to offer a perfect blend of classic charm and contemporary comfort. The elegant and stylish décor throughout the house creates a warm and inviting atmosphere. Situated in a rural location, this home offers tranquillity and a peaceful lifestyle. The large garden provides plenty of space for outdoor activities, gardening, or simply relaxing in the fresh air. Additionally, a garage provides excellent storage space. Along with this fine home comes the opportunity to build your own property next door with 0.5 ACRE BUILDING PLOT WITH FULL PERMISSION FOR A DETACHED HOME AND DETACHED DOUBLE GARAGE\*\*\*GATED ACCESS\*\*\*FOOTINGS HAVE BEEN STARTED\*\*\*





- FULLY MODERNISED
- RURAL LOCATION
- PLENTY OF PARKING AND GARAGE
- STUNNING HOME
- LARGE GARDEN
- RECENTLY UPGRADED KITCHEN

**GENERAL INFORMATION:**

Tenure: Freehold  
Services: Oil central heating, mains electric, water and drainage.  
Double glazing  
Local Authority: Darlington Borough Council (Tax Banding F)

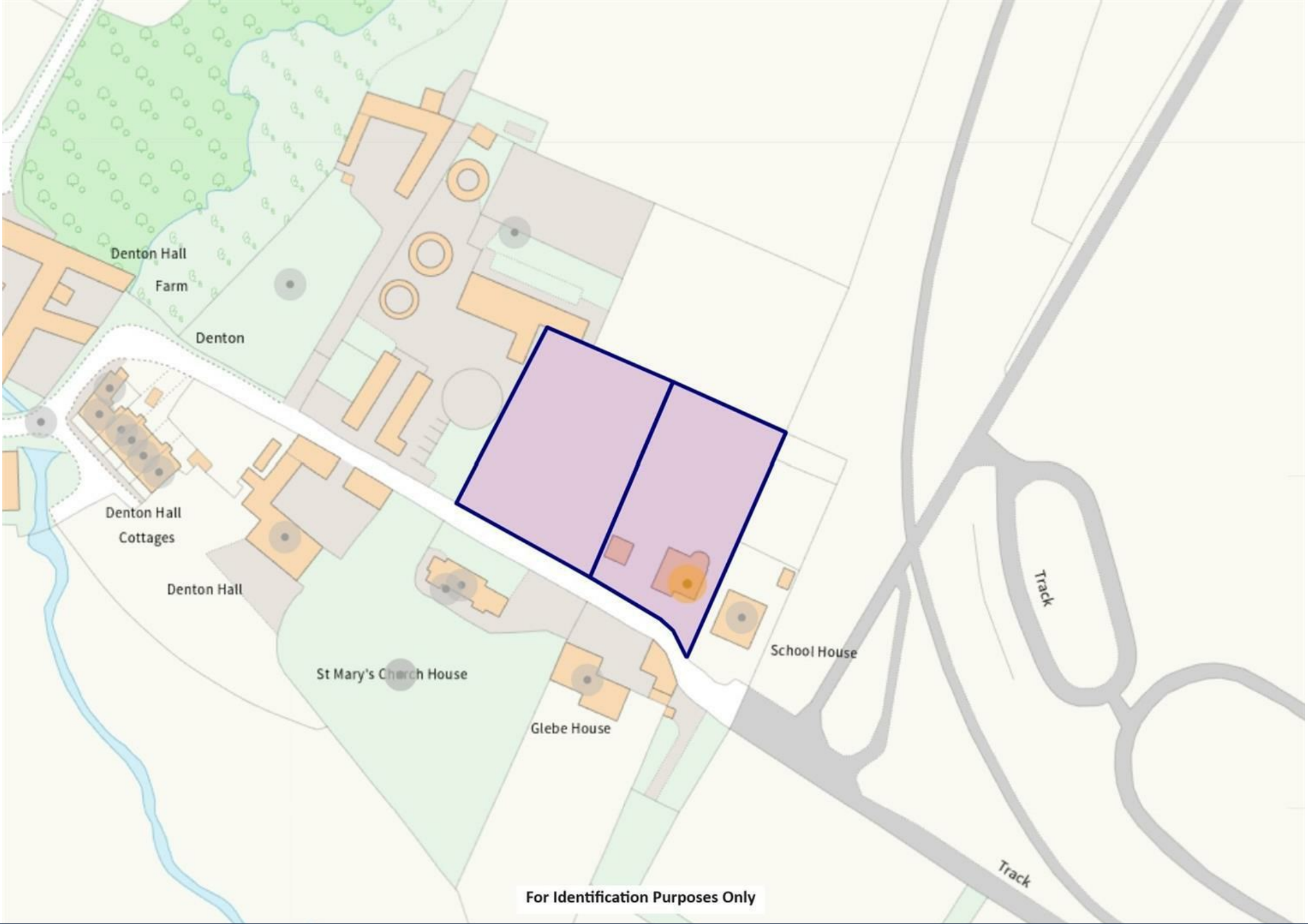
**BUILDING PLOT**

Planning Ref: 23/01140/FUL  
0.5 ACRE BUILDING PLOT WITH FULL PERMISSION FOR A DETACHED HOME AND DETACHED DOUBLE GARAGE\*\*\*GATED ACCESS\*\*\*FOOTINGS HAVE BEEN STARTED\*\*\*









Denton Hall  
Farm

Denton

Denton Hall  
Cottages

Denton Hall

St Mary's Church House

Glebe House

School House

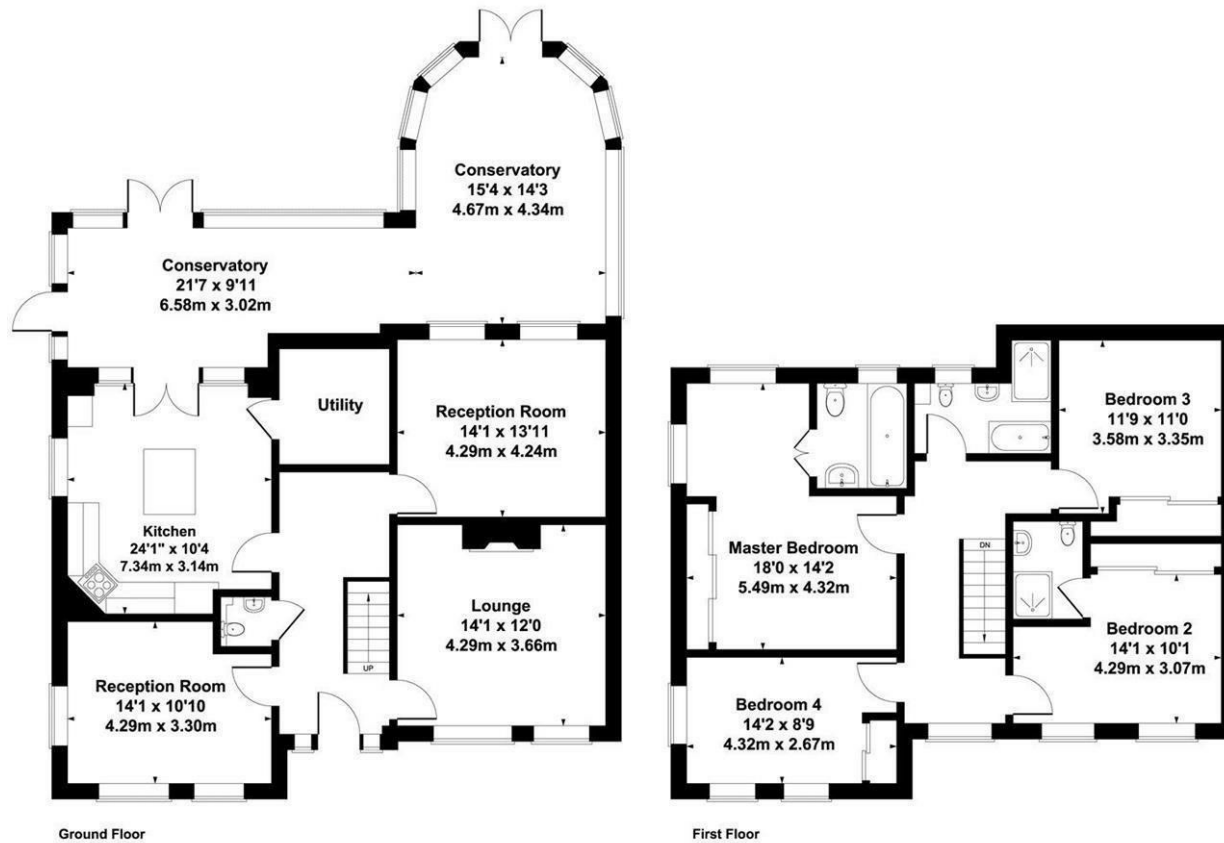
Track

Track

For Identification Purposes Only

# Orchard House, Denton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
81-91	A		
69-80	B		
55-68	C		
39-54	D		
21-38	E		
9-18	F		
1-8	G		
Not energy efficient - higher running costs			
		61	74
England & Wales		EU Directive 2002/91/EC	



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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