



**** CIRCA 0.33 ACRES ** ** DOUBLE GARAGE ** ** LARGE PRIVATE REAR GARDEN **
** TWO RECEPTION ROOMS ** ** EXCELLENT TRANSPORT LINKS ****

A large scale, extended three bedroom detached bungalow which commands a generous site superbly positioned on the outskirts of Darlington which lies within easy reach of the A1(M) linking the North and South, A66 and Darlington town centre itself.

It has a huge amount of character and style, wonderful presence with large and spacious reception rooms, the size and versatility can only be fully appreciated upon a thorough internal inspection. The converted attic allows for ample storage, useful office space or potential fourth bedroom (subject to regulations). There is uPVC double glazing, gas central heating via a combi boiler and a driveway allowing parking for multiple vehicles leading to a larger than average detached double garage.

In our opinion the home would appeal to a variety of buyers and allows for a huge amount of potential or further extension, subject to the relevant consent.

Beaumont Hill, Darlington, DL1 3NG

3 Bed - Bungalow - Detached

Offers In The Region Of £500,000

EPC Rating E

COUNCIL TAX BAND D

TENURE Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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In brief the accommodation comprises of a light and airy hallway giving a nice first impression, fabulous open plan through lounge/diner ideal for entertaining family and friends, the lounge has a stunning log burning stove with traditional fireplace leading to a dining area with ample space for a table and chairs with an open spindle balustrade leading to the second floor, a sliding door leads to a fabulous family/games room which is a light filled room perfect for a growing family with a door leading to a second w/c.

The kitchen/breakfast room is also considered a good size providing a good range of units, split level cooking facilities and an integrated fridge/freezer. The staircase from the dining area leads to a converted attic room giving potential for a fourth bedroom (subject to regulations), seven windows allow ample natural light and there is a generous walk-in storage cupboard. There are three well dressed bedrooms, two of which with bay windows and all in excellent decorative order. The well equipped three piece bathroom with panelled bath and separate shower cubicle add to what is an exceptional amount of accommodation to this home and there is a separate w.c.

Externally the bungalow stands on an exceptional site with a block paved driveway to the front allowing parking for multiple vehicles with timber gates leading to a further driveway and large detached double garage with electric roller door, useful fitted unit, lighting, power and external water tap. The large rear garden is not directly overlooked thus giving a sense of privacy which is so often sought but not often found making it an ideal place to relax, entertain and unwind during those warmer months. The generous lawned garden has been well tended with borders, water features, a vegetable garden to the rear and ample garden sheds.

Please Note: This is a freehold property. Council tax band D
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

ENTRANCE HALL

THROUGH LOUNGE/DINER
13'8x33'8 (4.17mx10.26m)

FAMILY/GAMES ROOM
25'2x19'8 (7.67mx5.99m)

KITCHEN/BREAKFAST ROOM
20'9x12'6 (6.32mx3.81m)

ATTIC ROOM
9'7x30' (2.92mx9.14m)

BEDROOM
11'7x16'1 into bay (3.53mx4.90m into bay)



Beaumont Hill, Darlington, DL1 3NG

BEDROOM

11'9x15'7 (3.58mx4.75m)

BEDROOM

9'4x10'6 into bay (2.84mx3.20m into bay)

BATHROOM/W.C.

SEPARATE W.C.

FRONT EXTERNAL

REAR GARDEN

DOUBLE GARAGE

23'5" x 33'0" (7.16m x 10.08m)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Beaumont Hill



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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Energy Efficiency Rating	
	Potential
<i>Very energy efficient - lower running costs</i>	
(92 plus) A	
(81-91) B	
(69-80) C	69
(55-68) D	
(39-54) E	45
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	63
(39-54) E	40
(21-38) F	
(1-20) G	
<i>Not environmentally friendly - higher CO2 emissions</i>	
England & Wales	EU Directive 2002/91/EC

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