



Extensively upgraded from the builders already high specification this is a home of undoubted quality. Occupying a favourable plot with south facing rear garden overlooking the River Tees. This stunning family home offers flexible, very well-proportioned accommodation that will appeal to family living. The accommodation briefly comprises of, Entrance hallway, cloakroom/w.c., large lounge with UPVC double glazed picture windows, a fantastic 40 ft. open plan kitchen/sitting/family room fitted with a comprehensive range of wall, base and drawer and high end integrated appliances. and UPVC double glazed Tri Folding doors leading to the rear, and a beautiful dining room with a vaulted ceiling, and cathedral style windows. There is also a separate utility room which has access to the double garage. To the first floor the large galleried landing lead to five double bedrooms, (master with a large en-suite shower room and a good size dressing room/walk in wardrobe), the lovely guest bedroom also has an en-suite shower room, bedrooms 3, 4 and 5 are serviced by the modern four piece family bathroom. Externally being positioned on a favourable plot with open aspect views to the rear overlooking the River Tees. The fully enclosed rear garden is south facing and mainly laid to lawn with a sunny patio area. The open plan front garden is laid to lawn with a double width block paved driveway leading to the integral double garage.

Ash Lane, Darlington, DL2 2NY

5 Bedroom - House - Detached

Offers Over £600,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: G



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This exclusive development of just 30 homes built by Robertson Homes is situated just on the eastern edge of Low Coniscliffe so very conveniently located close to a range of local shops and amenities available in nearby Mowden. There are a more comprehensive range of shopping and recreational facilities and amenities available in Darlington Town Centre which is just 3 miles away.

Entrance Hall

7'5" x 19'8" (2.27m x 6.01m)

Composite door with DG inserts, spindle staircase to first floor landing and radiator

Lounge

21'1" x 12'7" (6.43m x 3.85)

Double doors from the hallway with, uPVC DG window to front and side aspects single radiator.

Downstairs Cloakroom/ WC

6'9" x 5'6" (2.06m x 1.70m)

White and chrome suite with low level WC, wash hand basin, heated chrome towel rail , co ordinated tiled walls and flooring, extra under stairs storage.

Open Plan Family Room /Kitchen

39'3" x 11'6" (11.97m x 3.51)

Family Room: Bi folding doors opening onto the rear patio and radiator

Kitchen : Fitted with a range of white "shaker" style wall, base and drawer units with contrasting worktops and breakfast bar. Inset sink and drainer with mixer tap, integrated appliances include, induction hob with illuminating extractor, fan assisted oven and microwave, dishwasher, fridge freezer and wine cooler.

Dining Room

12'0" x 13'1" (3.66m x 3.99)

Bi folding doors opening onto the rear patio, sing radiator.

Utility

Fitted with a range of base units with contrasting worktops, plumbing for washing machine and dryer, uPVC DG glass panelled door to side, access to the double garage.

Landing

T shaped galleried landing, with uPVC DG window to front two radiators and airing cupboard.

Bedroom 1

18'3" x 11'2" (5.57m x 3.42m)

Two uPVC DG windows to front, Juliet balcony to front, and radiator

En-Suite Shower Room

7'2" x 6'11" (2.20m x 2.13m)

Modern white and chrome suite comprising of double width walk in shower with wall mounted thermostatic shower, twin wash hand basins with vanity storage, and low level WC. Co ordinated tiled walls and flooring, heated chrome towel rail and uPVC DG opaque window.

Dressing Room / Walk in Wardrobe

7'8" x 6'11" (2.34m x 2.12m)

Well fitted walk in wardrobe

Bedroom 2

13'0" x 15'11" (3.98m x 4.87m)

uPVC DG window to rear, fitted wardrobes and radiator

En-Suite Shower Room

Modern white and chrome suite comprising of double width walk in shower with wall mounted thermostatic shower, wash hand basin, and low level WC. Co ordinated tiled walls and flooring, heated chrome towel rail and uPVC DG opaque window.



Bedroom 3**9'5" x 11'5" (2.89m x 3.49m)**

uPVC DG window to rear and radiator

Bedroom 4**10'5" x 11'4" (3.19m x 3.47m)**

uPVC DG window to rear and radiator

Bedroom 5**12'8 x 9'8 (3.86m x 2.95m)**

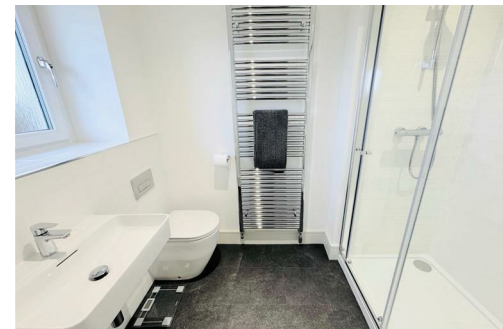
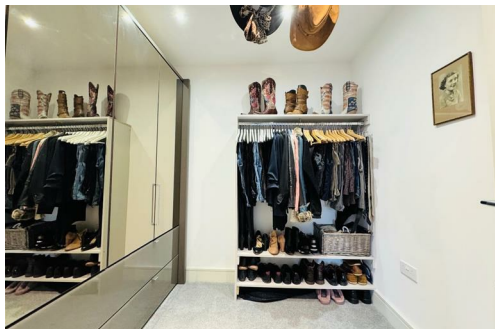
uPVC DG Juliet balcony to front and radiator

Family Bathroom

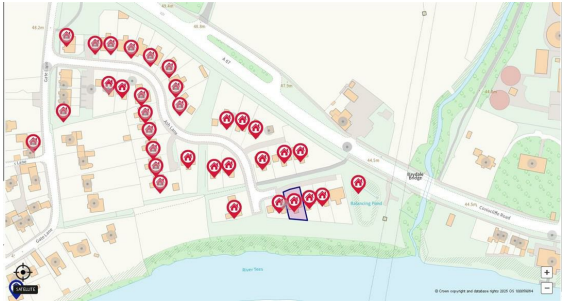
Modern white and chrome four piece bathroom suite comprising of, walk in shower with thermostatic shower, panelled bath, wash hand basin and low level WC. Co ordinated tiled walls and flooring, heated chrome towel rail and uPVC DG opaque window.

Outside

Positioned on a favourable plot with open aspect views to the rear. over looking the river Tees. The fully enclosed rear garden is south facing and mainly laid to lawn with a sunny patio area. The open plan front garden is laid to lawn with a double width block paved driveway leading to the integral double garage.

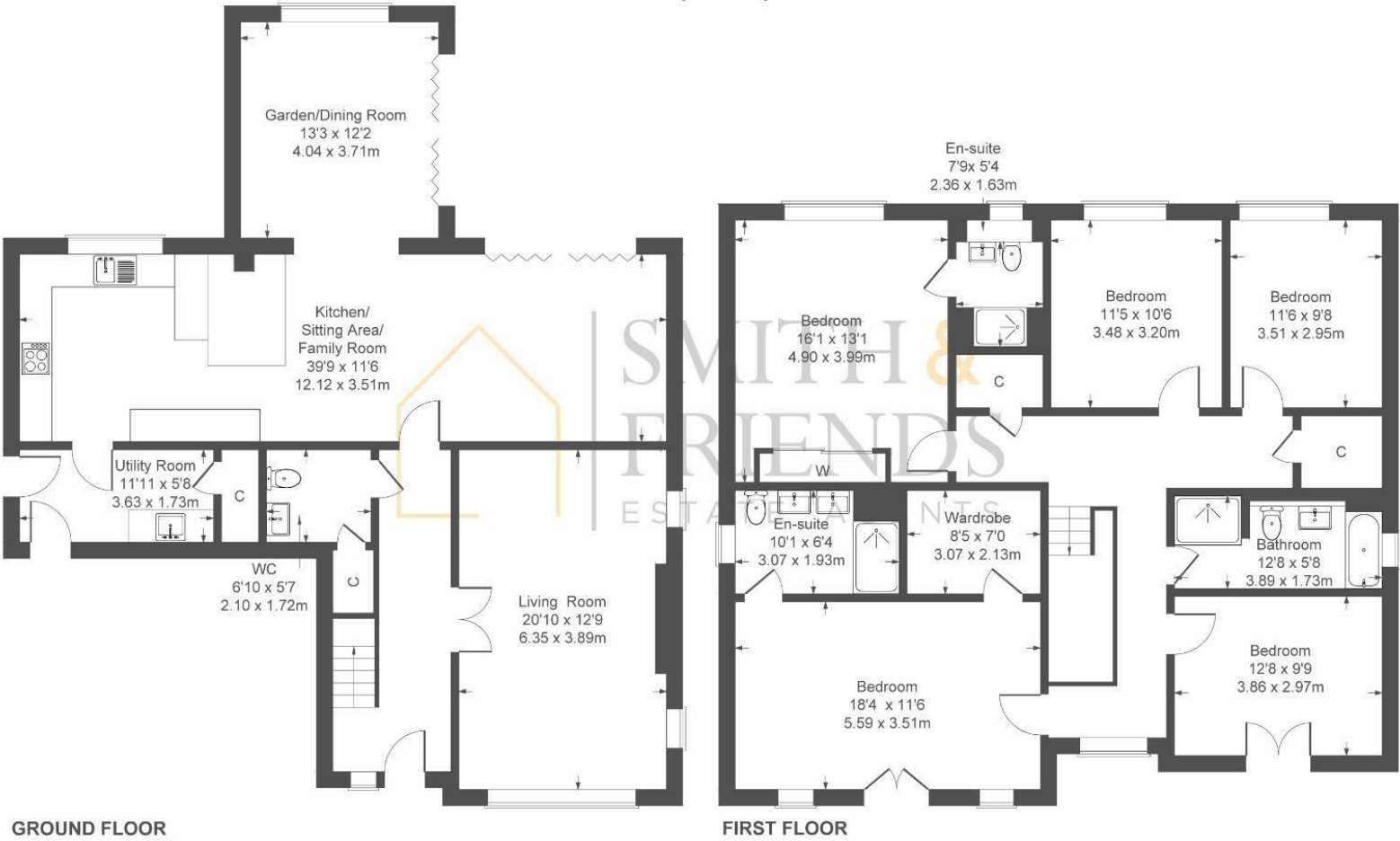


Ash Lane, Darlington, DL2 2NY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ash Lane
Approximate Gross Internal Area
2513 sq ft - 233 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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. We 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.

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