



**\*\* Elegant five bedroom detached family home on expansive plot with luxurious features \*\***

This exquisite five bedroom detached residence, set on an extensive plot of land, combines space, style and luxury in a picturesque setting. The home features a spacious kitchen and breakfast room, perfect for family gatherings and casual dining. A separate formal dining room offers an ideal space for hosting dinner parties, while the cosy snug provides a comfortable retreat for relaxation.

For those working from home, an office space ensures a productive environment. The property's impressive outdoor amenities include a beautifully designed hot tub area and a charming garden room, perfect for relaxation or entertaining guests. A well-appointed bar adds to the allure, making this home an entertainer's dream.

Please Note:

This property has two separate titles on the Land Registry, one for the property and one for the land  
Council Tax Band F. Freehold basis. EPC Band C  
Please contact Smith & Friends to arrange a viewing

**Tower Grange, Darlington, DL3 0QF**

**5 Bed - House - Detached**

**Offers In The Region Of £525,000**

**EPC Rating: C**

**Council Tax Band: F**

**Tenure: Freehold**



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FRIENDS**  
ESTATE AGENTS

# Tower Grange, Darlington, DL3 0QF



The extensive grounds also feature a detached double garage and several outbuildings, providing ample storage or potential for further development. This property offers the perfect blend of indoor comfort and outdoor living, making it a truly unique opportunity in a tranquil yet convenient location.

Don't miss the chance to own this remarkable home, where luxury and lifestyle meet.

## Entrance Hall

## Ground Floor Cloakroom/w.c.

## Lounge

17'7" x 12'2" (5.38m x 3.73m)

## Snug

12'2" x 10'4" (3.73m x 3.15m)

## Office

11'8" x 6'8" (3.57m x 2.04m)

## Kitchen

17'5" x 16'5" (5.32m x 5.02m)

## Conservatory

12'7" x 7'8" (3.86m x 2.34m)

## Dining Room

11'6" x 10'2" (3.53m x 3.11m)

## First Floor Landing

## Bedroom

13'3" x 11'10" (4.04m x 3.63m)

## En-suite

9'1" x 5'5" (2.79m x 1.67m)

## Bedroom

12'1" x 10'11" (3.69m x 3.33m)

## En-suite

6'5" x 5'3" (1.98m x 1.62m)

## Bedroom

10'4" x 10'2" (3.16m x 3.10m)

## Bedroom

12'1" x 8'2" (3.70m x 2.50m)

## Bedroom

11'10" x 8'6" (3.63m x 2.61m)

## Family Bathroom/w.c.

8'5" x 7'9" (2.58m x 2.38m)

## Front External

## Gardens



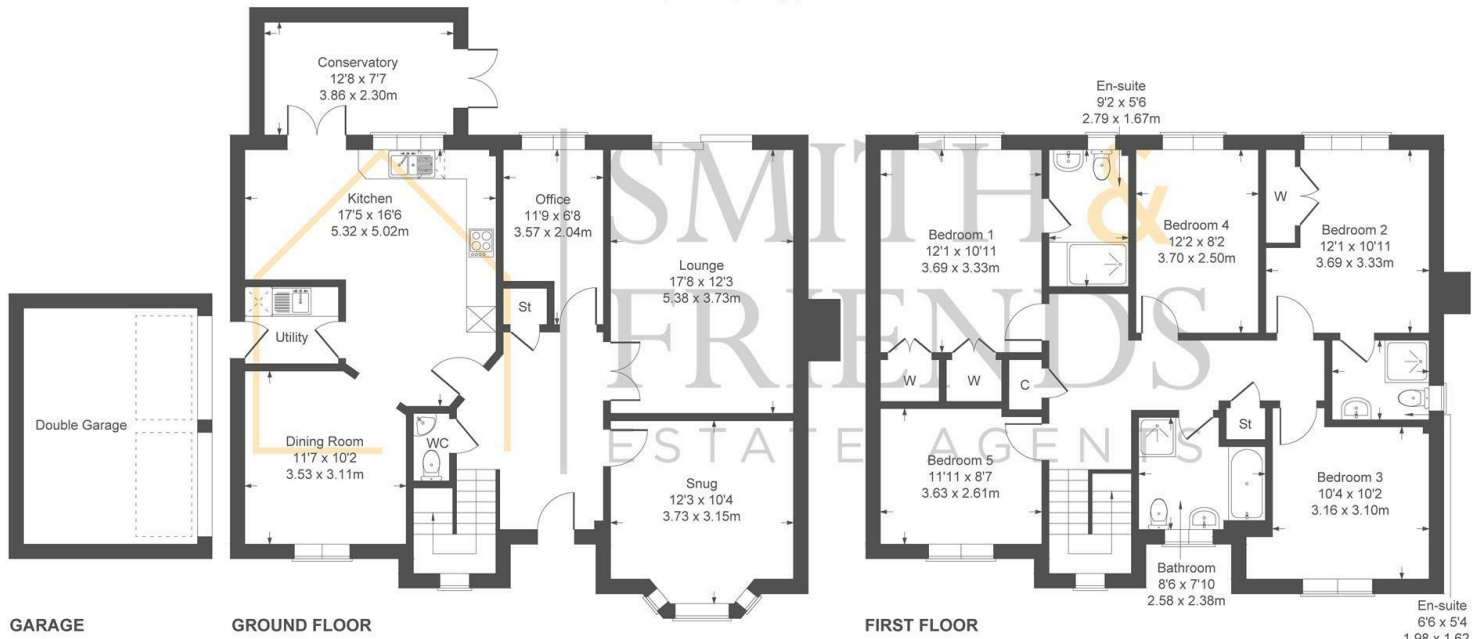
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# Tower Grange, Darlington, DL3 0QF

**Tower Grange**  
 Approximate Gross Internal Area  
 2120 sq ft - 197 sq m  
 (Excluding Garage)



Not to Scale. Produced by The Plan Portal 2024  
 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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>76</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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