



Ann Cordey
ESTATE AGENTS

**30 Durham Road, Coatham Mundeville, Darlington, County
Durham, DL1 3LZ**

Offers Invited £625,000



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We offer for sale a generously proportioned SIX BEDROOMED detached residence, occupying a convenient position within the hamlet of Coatham Mundeville. The residence offers versatile accommodation across two floors, with lots of potential for the scope of the use internally coupled with the possibility of exploring commercial uses externally.

The property is an exciting option, in today's market and viewing is highly encouraged to fully appreciate this wonderful home. Having been well maintained, and much a much loved family home, the property is in ready to move into order and available with no onward chain. Warmed by gas central heating and being fully double glazed.

Having been extended in 2007, to full building regulations which has enhanced the ground floor, and which could be reconfigured further to allow for a separate annexe, should you wish. All of the reception rooms are spacious, the kitchen can easily accommodate a large family dining table. A conservatory looks out onto the private garden to the rear and takes in the view beyond. Five, of the six bedrooms are double rooms, with bedroom six being a good sized single room. The master bedroom has a bathroom ensuite, there is a further family bathroom to the ground floor and a second bathroom/wc to the first floor servicing two bedrooms. There is a further shower room/wc to the ground floor and a handy utility room. A large, split level lounge with formal dining area and a further second sitting room (currently used as a home office).

Externally, the property sits in delightful and well established gardens of just under an acre. The bespoke garage and workshop are brick built with pitched roof and offer lots of space for the motor enthusiast. In addition there is the superb addition of a purpose built chalet style building, with versatile use and having Wc/changing facilities. To the rear of the property the block paved hard standing is accessed from a shared driveway to the side. And the area offers ample parking for vehicles or a caravan/motorhome. The remainder of the garden is mainly laid to lawn, with established plants and trees to provide lots of colour and interest throughout the seasons. The front of the property allows for off street parking for several vehicles, there is ease of access from the A167 with a designated turn in having been in place for a number of years servicing a cafe that one stood in front of the property.

The location is really the very best of both worlds, having the village feel and views, with the town centre convenience. There is a bus stop just outside the property, with regular half hour services, a cycle path leads all the way along the road to both Darlington and Newton Aycliffe, and there are excellent transport links to the A1M, both north and south.

TENURE: Freehold
COUNCIL TAX: B

RECEPTION HALLWAY

The feeling of space is evident from entering the property, the hallway is welcoming and has one of the two staircases to the first floor. Ample storage is available with three large storage cupboards.

SHOWER ROOM/WC

having a single shower cubicle with a mains fed shower, there is a hand basin and wc.

LOUNGE & DINING ROOM

30'10x16'10 (9.40mx5.13m)

A generous reception room, being dual aspect with a window to the front aspect and french doors opening to the conservatory. The room is split level with steps up to the dining area. A large brick built fireplace is a focal point with a gas fire to add a cosy glow. There is access from the lounge to a rear hallway, with a staircase leading to the first floor.

KITCHEN

22'00x14'01 (6.71mx4.29m)

The kitchen is a very good size, an offers an ample range of wall, floor and drawer cabinets in oak effect. The cabinets are complimented by matching work surfaces with a stainless steel sink unit. The dual fuel range cooker is at the heart of the room and included in the sale, along with integrated fridge/freezer and dishwasher. The room is neutrally decorated and finished with tiled floor and splash back surrounds. Easily accommodating a large family dining table, being light and bright with two windows to the front aspect.

CONSERVATORY

12'00x8'04 (3.66mx2.54m)

The conservatory is UPVC framed with a tiled floor, having doors opening out onto the patio. A lovely space in which to enjoy the garden whatever the weather.

REAR HALLWAY

With a UPVC door leading out to the rear and a staircase to the first floor.

SITTING ROOM/OFFICE

22'6x17'11 (6.86mx5.46m)

Extended in 2007, the large reception room offers versatile accommodation, currently used as a home office and having a three UPVC windows to the front aspect, and a further window to the side, making it a lovely bright room.

UTILITY ROOM

A handy addition to any home, having fitted worksurfaces with a stainless steel sink unit. There is plumbing for an automatic washing machine and the central heating boiler is situated here. A UPVC door leads out to the rear.

BEDROOM ONE

14'09x10'05 (4.50mx3.18m)

The master bedroom enjoys the aspect to the rear, having fitted wardrobes and enjoy ensuite facilities.

BATHROOM ENSUITE

Fitted with a modern white suite, comprising of a panelled bath, there is a pedestal hand basin and wc. The room has been tiled and has a UPVC window to the side and a large built in linen cupboard.

BEDROOM THREE

15'01x11'3 (4.60mx3.43m)

Bedroom two, is a sizeable double room with a UPVC window to the front aspect.

BEDROOM FOUR

11'02x9'02 (3.40mx2.79m)

A further double bedroom, this time having the advantage of built in wardrobes and overlooking the rear aspect.

BEDROOM SIX

15'9x10'1 (4.80mx3.07m)

A single room, with a range of fitted wardrobes and also overlooking the rear aspect.



GROUND FLOOR BATHROOM/WETROOM

A large statement bathroom, with sunken bath, two pedestal handbasins and a wet room style floor within the shower area. The room has been completely tiled, with stone accents and has a window to the rear.

FIRST FLOOR

The staircase from the reception hallway leads up to the first floor, where bedroom two and five are situated, along with a bathroom/wc and two dressing rooms or study areas. There is also a double, walk-in storage cupboard.

LANDING ONE

The staircase from the reception hallway leads up to the first floor, where bedroom two and five are situated, along with a bathroom/wc and two dressing rooms or study areas. There is also a double, walk-in storage cupboard. There is a further door opens into a dressing/study area which measures 7'07 x 7'05.

BEDROOM TWO

22'07x11'08 (6.88mx3.56m)

A generous double room, having a window to the front aspect and a sky light window in the apex to the side.

FIRST FLOOR BATHROOM/WC

Fitted with a modern suite, to include a panelled bath, large walk-in shower cubicle with an electric shower. The room is tiled and has a window to the rear aspect.

LANDING TWO

Being accessed from the staircase from the rear hallway off the lounge, or through the door from the dressing/study area. This landing leads to bedroom five.

BEDROOM FIVE

15'08x11'00 (4.78mx3.35m)

The second double bedroom to the first floor, having two sky lights to the rear aspect and a large walk in wardrobe.

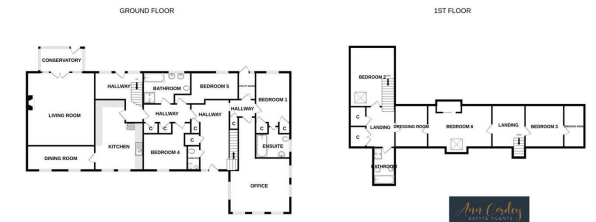
EXTERNALLY

The property sits in established gardens on a very generous plot. Allowing for large outbuildings and parking for several vehicles. The front garden is enclosed by a stone built wall, and is screened by a hedgerow made up of established trees, privet and a beautiful holly.

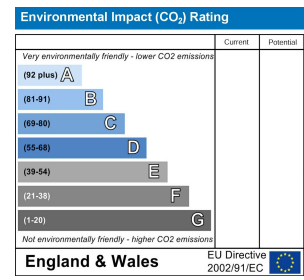
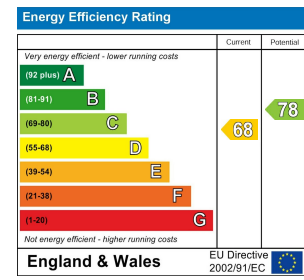
There is off street parking for several vehicles in front of the property, ideal for visitors. A private lane to the side, provides access to the rear of the property and into the grounds. There is block paved hardstanding for a number of vehicles and in addition there is a purpose built GARAGE (measuring 31'02x17'08) being double skinned, brick built and having an electric roller door. There are several other workshops each measuring 30'02x19'11, 20'02x13'02

The garden itself is quite private and enjoys views across open fields and trees to the rear. Mainly laid to lawn with established trees and plants to the borders.

A bespoke, chalet style building, home gym measures 24'10x10.00 and having a sauna, separate wc, & shower. A further room within the building would lend itself to being an ideal gym, or possible commercial use could be explored.



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