



2 Barmpton Mews, Darlington, DL1 3SZ £595,000



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Exceptional four-bedroom detached family home, situated in the private development of Barmpton Mews, just off Barmpton Lane. Boasting extremely generous living space, a beautifully landscaped garden, and detached double garage, this property is perfect for families seeking a spacious and versatile home.

Upon entering, you are greeted by a welcoming entrance hall that leads to an impressive selection of living spaces. The lounge, dining room, and sitting room provide ample room for both relaxation and entertaining. A separate study offers an ideal workspace for those who work from home, while a convenient ground floor WC adds practicality.

The heart of the home is the modern kitchen, complemented by a breakfast room and utility room, ensuring a functional and stylish cooking space. The addition of a large conservatory enhances the home's charm, offering a bright and airy spot to enjoy garden views all year round.

Upstairs, the first floor features four generously sized double bedrooms, including a stunning master suite with en-suite facilities. A well-appointed family bathroom/WC serves the remaining bedrooms.

A further staircase leads to an attic space, offering exciting potential to be converted into additional bedrooms or a bespoke living area, subject to planning.

Externally, the home sits on a beautifully maintained plot with a spacious garden, perfect for outdoor entertaining and family activities. There is also a Double Detached Garage with a further room above. The setting is peaceful yet conveniently located for local amenities, transport links, and well-regarded schools.

This is a rare opportunity to acquire a superb home with flexible living space and the scope for future expansion. Early viewing is highly recommended.

For further details or to arrange a viewing, please contact us today.

ENTRANCE VESTIBULE

HALLWAY 21'0" × 14'4" (6.41 × 4.38)

STUDY 9'3" × 11'2" (2.82 × 3.42)

WC 11'3" × 5'10" (3.43 × 1.80)

LOUNGE 17'5" × 18'4" (5.33 × 5.60)

DINING ROOM 15'3" × 15'1" (4.67 × 4.60)

KITCHEN 13'9" × 16'7" (4.21 × 5.07)

BREAKFAST ROOM 8'5" × 9'6" (2.57 × 2.92)







SITTING ROOM

 $12'5'' \times 13'8'' (3.80 \times 4.18)$

UTILITY ROOM

8'5" × 8'2" (2.57 × 2.50)

CONSERVATORY

25'7" × 16'0" (7.80 × 4.88)

FIRST FLOOR

BEDROOM ONE

14'9" × 17'1" (4.52 × 5.21)

BEDROOM TWO

13'10" × 16'0" (4.22 × 4.89)

BEDROOM THREE

14'4" × 11'3" (4.38 × 3.44)

BEDROOM FOUR

12'1" × 13'3" (3.70 × 4.06)

EN SUITE

BATHROOM/WC

SECOND FLOOR

ATTIC SPACE

EXTERNALLY

DOUBLE GARAGE

17'10" × 15'6" (5.45 × 4.73)

ROOM ABOVE GARAGE

15'6" × 15'5" (4.74 × 4.71)



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