



Ann Cordey
ESTATE AGENTS

9 New Lane, Neasham, Darlington, DL2 1QR
Offers In The Region Of £525,000



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New Lane is a stunning double five bedroom, three-storey detached property in the extremely popular village of Neasham.

Upon entering the property, you are greeted by a spacious Reception Hallway which leads into the Lounge, perfect for relaxing and unwinding. There is a separate Family Room which is versatile and provides additional living space. The Open Plan Kitchen/Diner is a modern and stylish space, perfect for entertaining guests or enjoying family meals together. The Utility room offers convenient facilities and the ground floor wc is a practical addition.

Moving to the first floor, you will find three bedrooms, with the master bedroom boasting an en suite for added ease. The further bathroom on this floor is convenient for the other two bedrooms. The second floor offers two more bedrooms and another bathroom, providing plenty of space for a large family or guests.

Externally, the property benefits from off-street parking for up to two vehicles to the front, as well as additional parking and a garage to the rear. The village location of Neasham offers easy access to country walks and amenities, being in the catchment area of Hurworth School, making it a highly desirable place to live.

Overall, this property offers spacious and versatile accommodation in a sought-after location, making it a fantastic opportunity for any potential buyer.

The property includes a 4 zoned central heating system with 3 individually controlled underfloor ground floor zones and 1 upstairs zone with individual thermostat radiator controls.

TENURE: FREEHOLD

COUNCIL TAX : G

RECEPTION HALLWAY

Providing access to the Lounge, Family Room, Ground floor w/c, Kitchen/Diner.

LOUNGE

17'7 x 11'03 (5.36m x 3.43m)

The Lounge is situated to the front of the property, accessed via the Hallway and with double oak doors leading to the Kitchen. The room is generous in size and can accommodate a range of furniture.

GROUND FLOOR WC

Fitted with a white suite to include a low level wc and handbasin situated within a vanity storage unit.

FAMILY ROOM

15'9 x 9'00 (4.80m x 2.74m)

The family room provides a useful and versatile space for families to utilize, the room is situated to the front of the property and has a window overlooking the front aspect.

KITCHEN/DINER/ORANGERY

24'01 x 21'08 (7.34m x 6.60m)

The generously sized kitchen space is the show piece of the property, with ample room for cooking,plumbed for dishwasher, meal preparation, and entertaining. The abundance of counter space and storage options make it easy to keep everything organized and easily accessible. The kitchen is flooded with natural light, thanks to a large skylight that brightens the room and creates a sense of openness and warmth.

In addition to the functional aspects of the kitchen, there is also a designated dining area that comfortably accommodates a large table and chairs. This creates a seamless flow between cooking and dining, allowing for easy transitions between preparing meals and enjoying them with family and friends.

OFFICE AREA

There is a large office area located between the dining area and utility room which has a large storage cupboard which houses the underfloor central heating controls.

UTILITY

8'00 x 5'08 (2.44m x 1.73m)

The large utility room is fitted with cream cabinets matching those of the kitchen with wood effect worksurfaces. The gas boiler and central heating controls are situated here within a storage cupboard. There is a stainless steel sink unit and plumbing for an automatic washing machine. A door from the utility leads out to the side of the property.

FIRST FLOOR

Leading to three bedrooms and bathroom/wc. There is a staircase which leads to the second floor.

MASTER BEDROOM

17'7 x 11'02 (5.36m x 3.40m)

A spacious master bedroom having a UPVC window to the front aspect, two double fitted mirror sliding wardrobes in dressing area and benefitting from ensuite facilities.

EN SUITE

Fitted with a white suite to include a stand alone bath with chrome hand held shower mixer, separate corner shower cubicle with mains fed shower. There is a hand basin and low level WC. The room has been finished with tiling and a UPVC window to the rear.



BEDROOM TWO

20'02 x 12'02 (6.15m x 3.71m)

A spacious double bedroom having a UPVC window to the front aspect and fitted wardrobes.

BEDROOM THREE

19'06 x 9'5 (5.94m x 2.87m)

Bedroom Three would also incorporate a double bed, and benefits from built in wardrobes and a window overlooking the rear.

BATHROOM

Fitted with a white panelled bath with over the bath mains-fed shower. The hand basin is situated within a handy vanity storage unit with a low level WC.

SECOND FLOOR

BEDROOM FOUR

11'5 x 9'00 (3.48m x 2.74m)

The first of the two second floor double bedrooms, with ample space for bedroom furniture with three large storage cupboards and a velux window to the rear aspect and dormer window to the front.

BEDROOM FIVE

10'09 x 9'00 (3.28m x 2.74m)

The fifth and final bedroom is also situated on the second floor, again another double bedroom with velux window to the rear aspect and dormer window to the front. There is ample storage in two large cupboards.

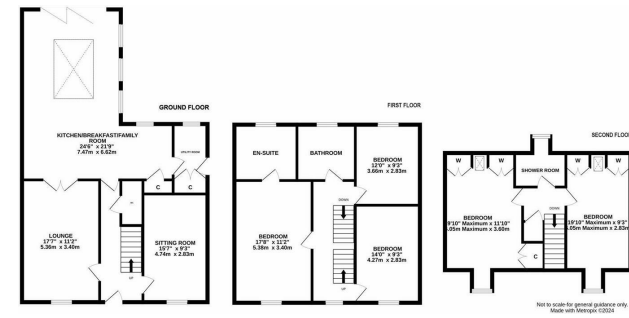
SHOWER ROOM

Fitted with a shower cubicle with mains fed shower, hand basin situated within a handy vanity storage unit and low level WC. There is a window overlooking the rear aspect.

EXTERNALLY

Externally, the property benefits from off-street parking for up to two vehicles at the front one vehicle to the rear, as well as additional parking in the larger than average garage to the rear with electric up and over door, electricity supply and floored roof space. The village location offers easy access to country walks and amenities, making it a highly desirable place to live.

The further benefits of the property is as follows: TV Ariel and satellite dish with internet telephone and outside water tap.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		81	86
		EU Directive 2002/91/EC	

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

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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