

A minimalist, monochromatic background illustration in a muted taupe color. It features several stylized trees with circular canopies and vertical trunks. A small heart shape is positioned in the upper right area. The text is centered over this background.

# HAZEL BANKS

MIDDLETON TYAS

# Hazel Banks, Middleton Tyas

Located in Middleton Tyas, this village offers easy access to the A1 and A66, ideal for transport. In the village itself, you'll find a local primary school rated 'good' with Ofsted, a community-run shop, and a popular pub, The Shoulder of Mutton.

Close by, you'll find the well-loved Black Bull, in the neighbouring village of Moulton, along with the renowned Middleton Lodge Estate, offering fine dining, boutique rooms, and a relaxing spa.

With Scotch Corner just moments away from the home, commuters have quick and convenient access to major road networks. You're also only a short drive from Darlington Train Station, offering direct mainline connections to London and Edinburgh.

For travel further afield, your nearest airports are Teesside, Newcastle, and Leeds - with Teesside just 30 minutes from the property













# Welcome home...

Hazel Banks is a fantastic, detached home with well-maintained surrounding gardens. A large driveway to the right of the property allows for multiple cars, as well as a spacious double garage to the end of the drive for locking away more valuable cars or bikes. Mature hedging encloses the front of the home, keeping it private from the main road, a little gate leads you into the pathway through the pretty gardens to the front door.

Step inside your spacious hallway which takes you off into each section of the home. The hallway leads around to the right where you'll find your main living room. In here there's ample space for two settees, placed in front of the integral log stove, keeping you cosy on colder evenings. The bright and airy garden room branches off here, the perfect place to enjoy on sunny days, overlooking the front gardens, and benefiting from underfloor heating too.

Back into the hallway and you'll find two ground floor bedrooms, as well as a main bathroom. The bedrooms consist of a double and single room, both overlooking the back garden, keeping them private from the front. The bathroom comes with a bath and separate shower unit.







## Time for Tea!

To the left of the main hallway your kitchen and formal dining room can be found. Your spacious kitchen comes with integral appliances including an oven, microwave, grill, gas hob, dishwasher, and fridge. There's also a gas fired Aga in the kitchen for further cooking and heating. Your kitchen is spacious enough for a small casual dining set too, great for private evening meals. There's a small boiler cupboard from the kitchen providing further storage too.

Just off the kitchen is a handy utility room, ideal for keeping larger appliances tucked neatly out of sight, from here a further WC can be found, as well as access to the rear garden.

The formal dining room is the final stop of the ground floor, overlooking the front garden this large room can fit the whole family, ideal for gatherings, holidays and events.













## Dormer Space...

Now to explore upstairs, this dormered bungalow comes with two further bedrooms and a shower room. The hallway overlooks the front gardens and the countryside beyond, whilst the double bedrooms branch off, one to the left and one to the right of the hallway. The shower room can be found in the middle.

Each bedroom has space for a double bed, side tables and a dresser and one room also comes with built in wardrobes. There's also a large wardrobe space on the hallway for extra storage. The bedrooms on this floor also enjoy views out to the back gardens and further afield across neighbouring fields.







## Outside...

The property is surrounded by beautifully established gardens. To the front, neat lawns are framed with mature shrubs, and colourful planting, creating a welcoming approach. The rear garden is equally impressive, as well as having a patio area for seating. With generous outdoor space wrapping around the home, the gardens offer a wonderful place for outdoor enjoyment and gardening.

Solar panels can also be found at this home, which are owned by the property. There are 16 in total, making for a great boost to the energy efficiency of the home.



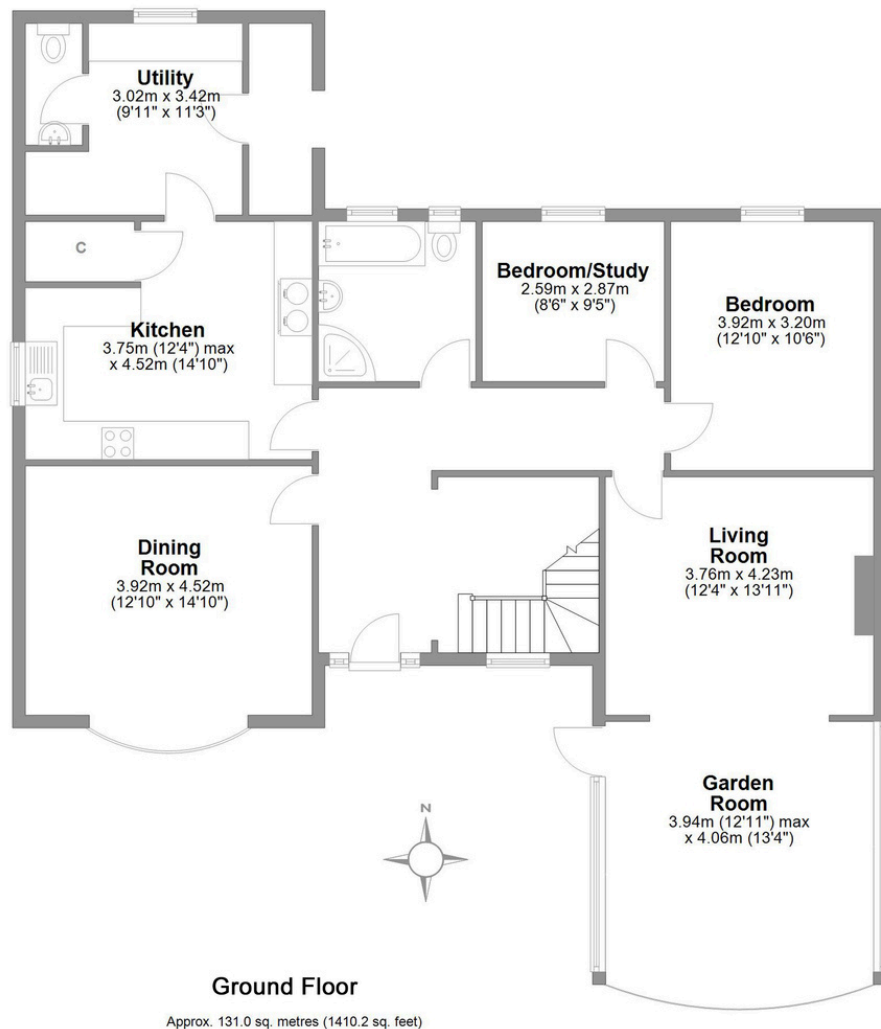






# Hazelbanks Middleton Tyas

Total area: approx. 193.2 sq. metres (2079.9 sq. feet)



## Finer Details...

- +Postcode: DL10 6PE
- +Freehold
- +Council Tax Band: E
- +EPC Rating: C
- +Gas Central Heating, Gas Aga and wood burning stove
- +Electric underfloor heating in the Garden Room, bathroom and Shower Room
- +Solar Panels fit: 2013
- +Solar Water Heater fit: 2013
- +Garden Room added: 2010
- +Home Alarm updated: 2022
- +Roof Renewed: 2020
- +New Dormer windows 2024
- +New Front Door: 2024

# LOVE PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd