



## 19 Church Lane, Darlington £1,750 Per Month

A rare opportunity has arisen to rent a highly individual, luxurious and unique home situated on Church Lane within the highly desirable village of Middleton One Row. The property is entered through a composite door with windows to either side leading in to an elegant reception hallway. There is a beautifully appointed living room, dining room, kitchen, cloakroom and double bedroom to the first floor of the property. To the lower ground floor of the property there are three further double bedrooms and a family bathroom. Externally to the front of the property there is a driveway providing off road car parking, a garden which is laid to lawn and a double garage. To the rear of the property there is a large rear garden which is laid to lawn and complimented with a variety of mature plants and trees. There is also a patio area which is ideal for outdoor entertaining. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence



# 19 Church Lane, Darlington

## General Remarks

An outstanding opportunity has arisen to rent a four bed roomed executive home which occupies a most pleasing position on Church Lane in Middleton One Row  
Offering generous contemporary accommodation  
Double glazing throughout  
Immaculately presented  
Gas fired central heating  
Council Tax band F  
We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Middleton One Row is one of the most sought after picturesque Villages in the district. The Village lies on a particularly attractive stretch of the River Tees. The Village is home to the highly regarded Devonport an 18th century Hotel, Freehouse & Restaurant, located on the beautiful village green. Middleton One Row is situated within the catchment area of the highly renowned Hurworth Comprehensive School and it lies a short distance from a good range of local shops and amenities in nearby Middleton St. George. A more comprehensive range of shopping and recreational facilities and amenities are available in both Darlington and Yarm Town Centre's which lie a short drive away. For commuting purposes the Village has good access to the regional road network, including the A1M. Darlington's mainline railway station and Teesside Airport are also close at hand.

## Entrance Hallway

The property is entered through a composite door with windows to the side leading into a most welcoming entrance hallway. Warmed by central heating radiator and benefiting from wood flooring. A staircase leads to the living room, dining room, kitchen, cloakroom and a double bedroom, with a further staircase leading to the lower ground accommodation comprising of three further double bedrooms and family bathroom.

## Cloakroom

The cloakroom is fitted with vinyl flooring and is fitted with a modern suite comprising of a low level WC and a wash hand basin.

## Living Room

The beautifully presented living room offers an abundance of natural light. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from wood flooring, a stone fire place with a log burning stove, double glazed windows with pleasant views overlooking the rear garden, double glazed French doors and a Juliette balcony. An archway leads into the dining room.

## Dining Room

The dining room offers tasteful decoration. Warmed by a central heating radiator and benefiting from wood flooring, a double glazed window overlooking the side elevation of the property and a double glazed door which leads to a beautiful balcony.

## Kitchen

The modern and most contemporary kitchen is fitted with a

comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen benefits from a tiled floor, a double glazed window overlooking the side elevation of the property and a number of integrated appliances including a washer / dryer, a fridge / freezer, a dishwasher, a double electric oven and an electric hob with overhead extractor hood. A composite door leads out to the side elevation of the property.

## Bedroom One

A double bedroom warmed by a central heating radiator and benefiting from wood flooring, a double glazed window overlooking the front elevation of the property and cupboards providing useful storage.

## Lower Ground Accommodation

Two staircases lead to the lower ground accommodation.

## Bedroom Two

A double bedroom warmed by a central heating radiator, offering an abundance of natural light and benefiting from wood flooring, built in wardrobes providing useful storage and a double glazed door with double glazed windows to either side leading out to the patio area and the rear garden beyond.

## Bedroom Three

A double bedroom warmed by a central heating radiator and benefiting from wood flooring, a walk in wardrobe providing useful storage, a double glazed window and a double glazed door which leads to the patio and rear garden beyond.

## Bedroom Four

A further double bedroom warmed by a central heating radiator and benefiting from wood flooring, a double glazed window overlooking the side elevation of the property and a built in wardrobe providing useful storage.

## Bathroom

The modern and most contemporary bathroom has a tiled floor, a double glazed window overlooking the side elevation of the property and is fitted with a suite comprising of a walk in shower, a panelled bath, a wash hand basin, a low level WC and a towel radiator.

## Externally

Externally to the front of the property there is a driveway providing off road car parking, a garden which is laid to lawn and a double garage. To the rear of the property there is a large rear garden which is laid to lawn and complimented with a variety of mature plants and trees. There is also a patio area which is ideal for outdoor entertaining.

