



A rare opportunity indeed...!!

Take a look at this fantastic home, a rare opportunity in a truly unique location!

Located on the banks of the River Tees in the charming village of Neasham, Darlington, this exquisite detached house on "Teesway" offers lots of internal living space, with the comforts of modern living. With five, yes FIVE generously sized reception areas, this property is ideal for those who love to entertain guests and enjoy a good sized family home.

The versatile layout allows for various uses, a large Kitchen/diner, a formal dining area, a cosy lounge, a garden/sitting room, a music room/sitting room on first floor or a vibrant playroom... the choice is yours?

I personally can't decide whether my favorite is the Garden/sitting room over looking the private mature grounds, or the music room on the first floor with a view out over the River Tees behind?

The home boasts four well-appointed bedrooms, however there is scope to turn the upstairs living area into a 5th bedroom with ensuite quite easily, should you desire? Additionally, the property features three





- Location, location, location...
- 5 Reception areas... Large Kitchen/diner, formal dining + 3 living areas
- Beautiful mature established private gardens
- Large garage with internal access
- River Tees backdrop
- Superb 4 bedroom (5 bedrooms if needed) detached family home
- 3 Bathrooms. (1 being ensuite)
- Off street parking for multiple vehicles
- Minutes from Hurworth

#### GENERAL INFORMATION:

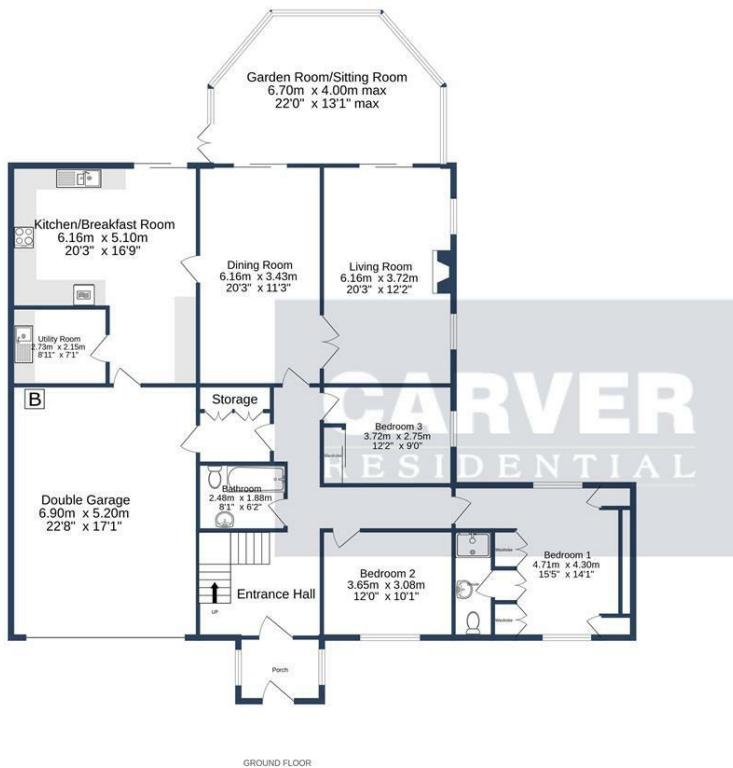
Tenure: Freehold  
Services: gas central heating, mains electric, water and drainage.  
Double glazing  
Local Authority: Darlington Borough Council (Tax Banding E)

#### Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		EU Directive 2002/91/EC

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MAB 6202

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14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)