



## 2 Park View Darlington Lane

, Stockton-On-Tees, TS19 8BB

**£425,000**



An Exceptional Bespoke Four Bedroom Double Fronted Residence, Perfectly Positioned Within A Secluded And Leafy Setting, Offering Over 1,300 Sq Ft Of Highly Versatile Living Space. Finished To A Superb Standard Throughout, This Stunning Home Blends Modern Luxury With Flexible Living, Ideal For Families, Downsizers Or Multi-Generational Living



**Full Description**

Tucked Away In A Beautiful And Private Position On Darlington Lane, This Outstanding Bespoke Built Home Offers A Rare Opportunity To Acquire A Property That Combines Architectural Character, High-End Finishes And Exceptional Flexibility.

The Property's Double Fronted Design Creates An Immediate Sense Of Symmetry And Presence, With A Feature Brick Archway And Composite Entrance Door Leading Into A Wide And Impressive Hallway, Ideal For Those Seeking Accessible And Practical Living.

Externally, The Property Benefits From A Large Driveway Providing Ample Off Road Parking For Multiple Vehicles, Accessed Via A Private Shared Driveway, Enhancing Both Privacy And Exclusivity.

The Ground Floor Is Designed With Versatility At Its Core. A Beautiful Bay Fronted Reception Room Provides A Stylish And Relaxing Space, While A Second Reception Room / Ground Floor Bedroom With French Doors Opening Onto The Garden Offers Flexibility As A Sitting Room, Bedroom Or Even A Home Office.

The Recently Refitted Bathroom Is A True Highlight, Featuring Full Height Tiling, A Separate Shower Cubicle And Luxury Gold-Style Fittings, Delivering A Contemporary And High-End Finish.

The Stunning Modern Kitchen Has Been Recently Installed And Features Integrated Appliances, A Breakfast Bar And Generous Storage, Creating A Perfect Space For Both Everyday Living And Entertaining.

To The First Floor, The Property Continues To Impress With A Dual Aspect Principal Bedroom Featuring Dormer Windows, Flooding The Room With Natural Light. Two Further Bedrooms Provide Flexible Accommodation And Could Easily Be Combined To Create A Larger Dual Aspect Suite If Desired.

Externally, The Property Is Nothing Short Of Stunning. Surrounded By Mature Greenery And Offering Complete Privacy, The Gardens Are True Sun Traps, With Multiple Patio Seating Areas Perfect For Relaxing Or Entertaining.

A Dedicated Garden Room / Office / Beauty Room Adds Further Versatility, Alongside A Garden WC For Practicality.

The Property Also Benefits From Both A Detached Double Garage And An Integral Garage, Providing Excellent Storage Or Future Potential.

Additional Features Include A Worcester Combi Boiler Approximately 5 Years Old And Annually Serviced, Along With A Fully Installed Security Alarm System, Providing Peace Of Mind.

Rarely Does A Home Offer Such A Balance Of Privacy, Space And Flexibility, Making This A Truly Unique Opportunity In A Highly Desirable Location.

**Location**

Situated In A Popular Residential Area Of Stockton-On-Tees, This Property Enjoys A Convenient Position Close To Local Amenities. Local Shops And Everyday Essentials Are Approximately 0.5 Miles Away (Around A 10 Minute Walk).

Stockton Town Centre Is Around 1 Mile Away (Approximately A 4-5 Minute Drive), Offering A Range Of Shops, Cafés And Services. Ropner Park Is Also Nearby At Around 0.5 Miles (Approximately A 10 Minute Walk), Providing Attractive Green Space And Leisure Facilities.

The Property Benefits From Good Transport Links, With Easy Access To The A66 And A19, Making Travel To Middlesbrough, Darlington And Surrounding Areas Straightforward.

**Note**

Please Find The Attached Brochure With Material Information For Buyers.

**Disclaimer**

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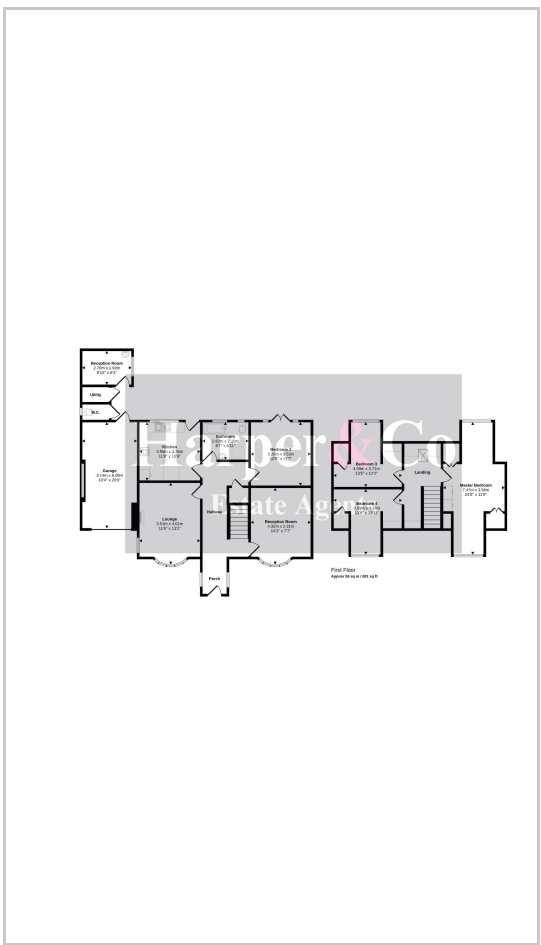
To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

