



Welcome to Dungivin, a remarkable detached house located in the charming village of Sadberge, Darlington. Built in 2000, this modern property has been crafted to an exceptional standard, offering a perfect blend of style and functionality., over three floors.

As you step through the entrance, you are greeted by a spacious reception hallway that sets a sophisticated tone for the rest of the home. The property boasts two elegant reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is undoubtedly the open-plan bespoke kitchen, complete with a central island, making it an ideal space for family gatherings and culinary adventures.

With five generously sized bedrooms, this residence caters to families of all sizes, ensuring everyone has their own private sanctuary. The four well-appointed bathrooms add to the convenience and comfort of this stunning home, making morning routines a breeze.

Set on a sizeable plot, Dungivin is approached through electric privacy gates, leading to an extensive driveway that provides ample parking space and access to a double garage. The outdoor space offers established,varied and interesting gardens perfect for outdoor entertaining areas, and for enjoying the tranquil surroundings.





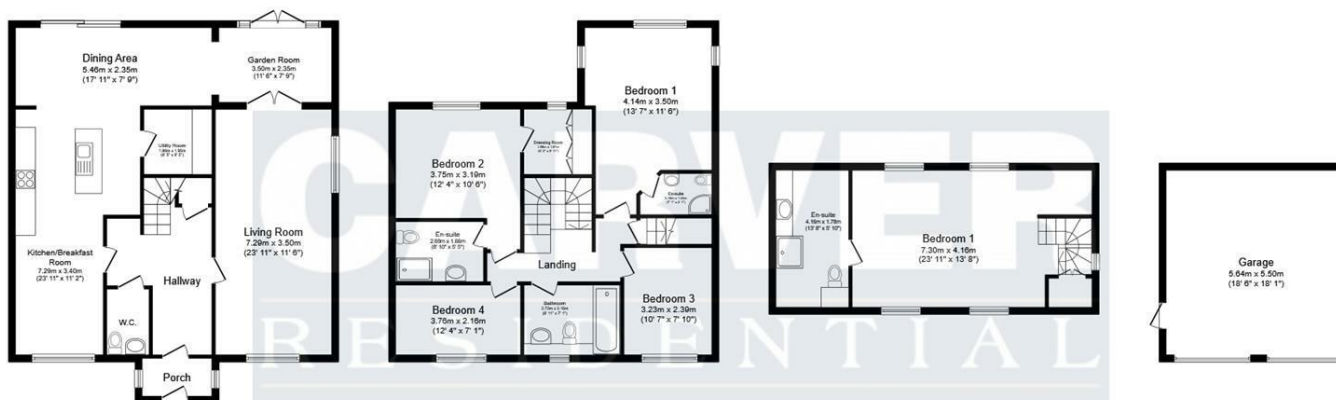
- Stunning individual detached property, beautifully presented
- Mature, established, varied and interesting gardens
- Impressive open plan kitchen with center island and integrated appliances
- Five double bedrooms and four quality bathrooms
- Picturesque village location, this is a rare balance of house and gardens
- Private, sizeable plot
- Flexible living accommodation, quality finish throughout
- Two well appointed large reception rooms
- Electric, privacy gates opening onto extensive driveway and double garage
- A rare opportunity for the discerning buyer

GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.
Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)



Ground Floor
Floor area 96.1 sq.m. (1,035 sq.ft.)

First Floor
Floor area 79.7 sq.m. (857 sq.ft.)

Second Floor
Floor area 39.2 sq.m. (422 sq.ft.)

Garage
Floor area 30.1 sq.m. (324 sq.ft.)

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	

Total floor area: 245.2 sq.m. (2,639 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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