CARVERS

SALES & LETTINGS

Winston Road, Staindrop, Darlington

Staindrop, Darlington, DL2 3NN

Price £525,000

House - Detached

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An exceptional six-bedroom, four-bathroom detached residence with three reception rooms and a self-contained cottage, set within a generous plot in the heart of this highly desirable village.

Fawn Lea offers an outstanding level of space and versatility, perfectly suited to modern family living, multi-generational occupancy, or those seeking an income-generating opportunity as the property currently consists of a four/five bedroom house with several reception rooms plus a two bedroom cottage with a living/kitchen area.

The ground floor of the main house is thoughtfully arranged, featuring an impressive open-plan kitchen/dining/family room (over 28ft in length), ideal for both everyday living and entertaining. This is complemented by a substantial living room (over 22ft), a separate study/home office, and a bright conservatory overlooking the garden. Additional practical spaces include a utility area, ground floor bathroom, and internal access to further bedroom accommodation, offering excellent flexibility.

To the first floor there are three lovely double bedrooms and a bathroom/w.c.

A key highlight is the adjoining cottage, complete with its own kitchen/living/dining space, two bedrooms, and bathroom, making it ideal for guest accommodation, independent living, or a lucrative holiday let business.

Externally the property occupies a generous plot with a triple garage, large driveway and a bicycle storage area.

Home

HOME

- Attached cottage with business potential
- Triple garage and large driveway
- Open plan living/ flexible layout
- Desirable village location
- Generous plot

GENERAL INFORMATION

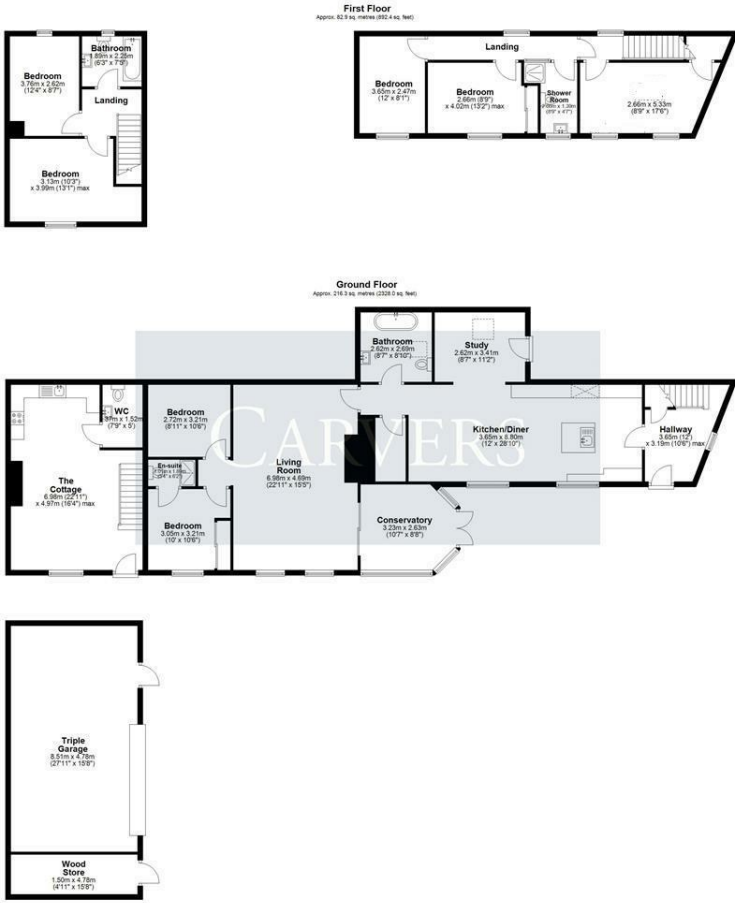
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Durham County Council (Tax Banding E)

Buyers Identification Checks

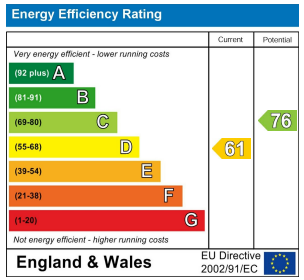
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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)



Total area: approx. 299.2 sq. metres (3220.4 sq. feet)
Fawn Lea, 10 Winston Road, Staindrop



Property size taken from EPC
1797.00 sq ft

Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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