



Nestled in an idyllic English country village, this charming three-story period house exudes timeless elegance and character. Lovingly maintained, the home features a blend of traditional architecture with modern comforts, offering the perfect retreat from city life. The exterior, adorned by a South facing garden, boasts classic brickwork, sash windows and a welcoming front vestibule.

Inside, each floor is thoughtfully designed, with spacious, light-filled rooms that highlight original features such as wooden floors and ornate fireplaces. The ground floor offers a warm and inviting living space, including a cozy drawing room, an individually designed, hand built be-spoke Shaker style kitchen with integrated appliances including dishwasher, two ovens and five burner gas hob, Quooker tap, Quartz worktops and Parquet flooring. Ascending to the upper floors, you'll find well-appointed bedrooms, some of which enjoy picturesque views of the surrounding countryside, and modern bathrooms with period-style fixtures. There is also a double garage, large enough to park two cars and extra storage.

South Parade, Darlington, DL2 2SN

5 Bed - House - Townhouse

£435,000

EPC Rating: D

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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The top floor is a delightful attic double bedroom with en-suite shower room, perfect as a master suite or guest accommodation, offering panoramic views through six Velux windows. With its beautiful condition and breath taking vistas, this period house is an enchanting blend of history, comfort, and rural tranquillity.

Please Note: Council Tax Band D. Freehold basis. EPC Band D.
Please contact Smith & Friends to arrange a viewing.

Entrance Vestibule

Reception Hallway

Ground Floor Cloakroom/w.c.

Lounge

18'2x13'2 (5.54mx4.01m)

Utility Room

15'8x12'6 (4.78mx3.81m)

Kitchen

19'9x9'9 (6.02mx2.97m)

First Floor Landing

Bedroom

15'2x13'5 (4.62mx4.09m)

Bedroom

15'1x13'4 (4.60mx4.06m)

Bedroom

9'10x10'3 (3.00mx3.12m)

Bedroom

10'9x6'10 (3.28mx2.08m)

Family Bathroom

11'8x6'3 (3.56mx1.91m)

Second Floor

Bedroom

20'x12'8 (6.10mx3.86m)

Shower Room

8'3x6'8 (2.51mx2.03m)

Front External

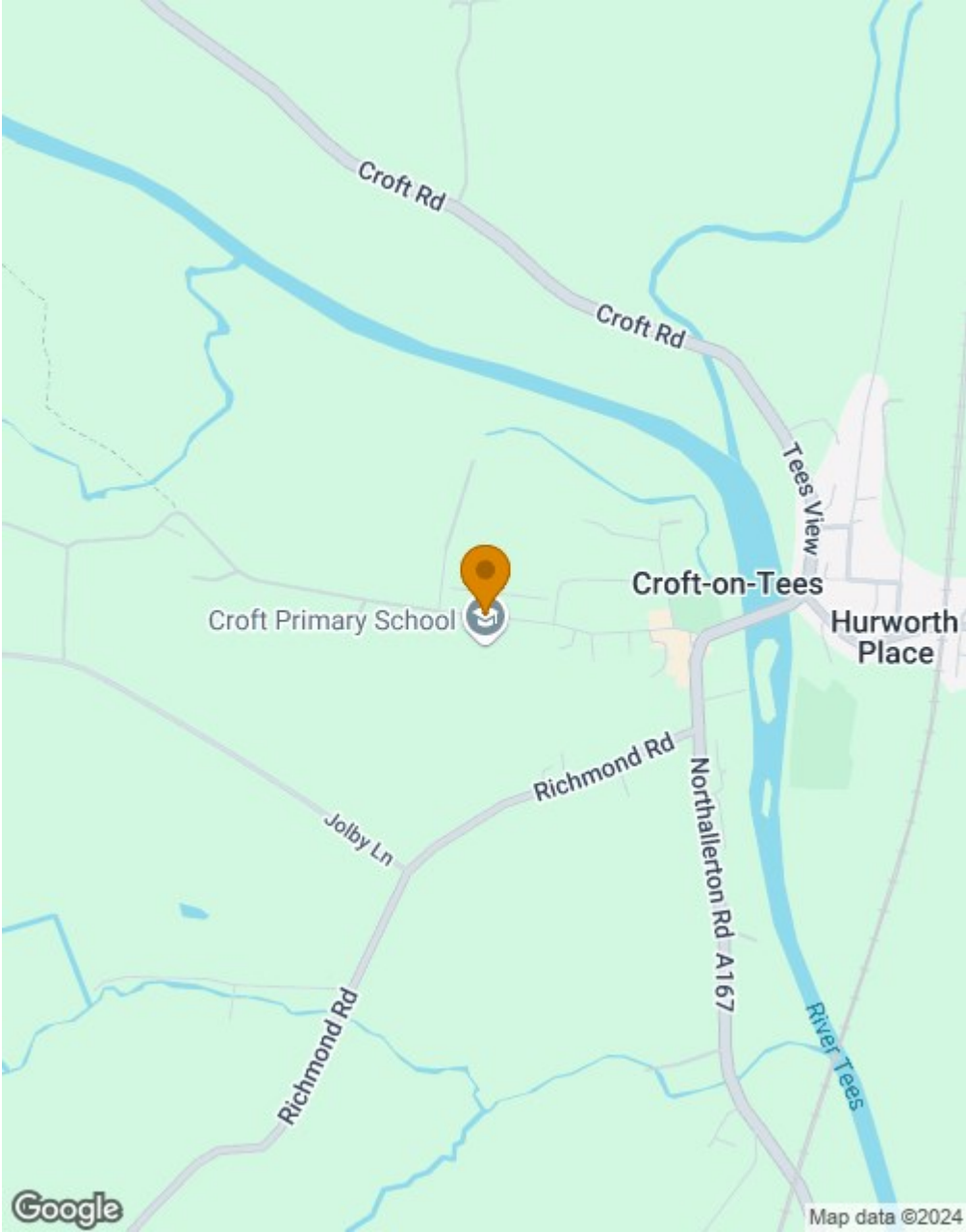
Rear courtyard

Double Garage with storage

19'4x18'5 (5.89mx5.61m)



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South Parade

Approximate Gross Internal Area
2609 sq ft - 242 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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		
	67	78
England & Wales	EU Directive 2002/91/EC	

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