



**** Elegant five bedroom detached family home on expansive plot with luxurious features ****

This exquisite five bedroom detached residence, set on an extensive plot of land, combines space, style and luxury in a picturesque setting. The home features a spacious kitchen and breakfast room, perfect for family gatherings and casual dining. A separate formal dining room offers an ideal space for hosting dinner parties, while the cosy snug provides a comfortable retreat for relaxation.

For those working from home, an office space ensures a productive environment. The property's impressive outdoor amenities include a beautifully designed hot tub area and a charming garden room, perfect for relaxation or entertaining guests. A well-appointed bar adds to the allure, making this home an entertainer's dream.

Please Note:

This property has two separate titles on the Land Registry, one for the property and one for the land
Council Tax Band F. Freehold basis. EPC Band C
Please contact Smith & Friends to arrange a viewing

Tower Grange, Darlington, DL3 0QF

5 Bed - House - Detached

Offers In The Region Of £525,000

EPC Rating: C

Council Tax Band: F

Tenure: Freehold



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ESTATE AGENTS

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The extensive grounds also feature a detached double garage and several outbuildings, providing ample storage or potential for further development. This property offers the perfect blend of indoor comfort and outdoor living, making it a truly unique opportunity in a tranquil yet convenient location.

Don't miss the chance to own this remarkable home, where luxury and lifestyle meet.

Entrance Hall

Ground Floor Cloakroom/w.c.

Lounge
17'7" x 12'2" (5.38m x 3.73m)

Snug
12'2" x 10'4" (3.73m x 3.15m)

Office
11'8" x 6'8" (3.57m x 2.04m)

Kitchen
17'5" x 16'5" (5.32m x 5.02m)

Conservatory
12'7" x 7'8" (3.86m x 2.34m)

Dining Room
11'6" x 10'2" (3.53m x 3.11m)

First Floor Landing

Bedroom
13'3" x 11'10" (4.04m x 3.63m)

En-suite
9'1" x 5'5" (2.79m x 1.67m)

Bedroom
12'1" x 10'11" (3.69m x 3.33m)

En-suite
6'5" x 5'3" (1.98m x 1.62m)

Bedroom
10'4" x 10'2" (3.16m x 3.10m)

Bedroom
12'1" x 8'2" (3.70m x 2.50m)

Bedroom
11'10" x 8'6" (3.63m x 2.61m)

Family Bathroom/w.c.
8'5" x 7'9" (2.58m x 2.38m)

Front External

Gardens



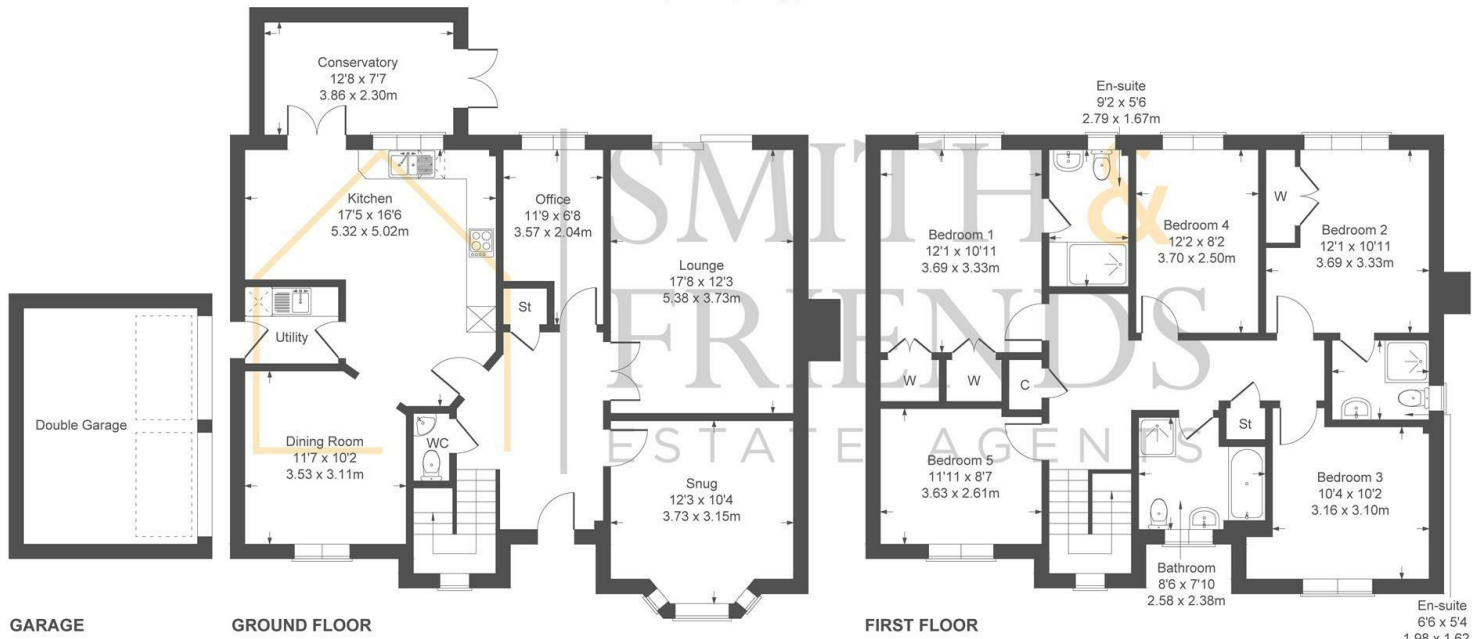
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Tower Grange
 Approximate Gross Internal Area
 2120 sq ft - 197 sq m
 (Excluding Garage)



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			86
(81-91) B		76	
(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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