



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 Bedroom - House - Townhouse

£435,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

South Parade, Darlington, DL2 2SN

South Parade
Approximate Gross Internal Area
2609 sq ft - 242 sq m



Not to Scale. Produced by The Plan Portal 2024
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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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends 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 | | | |
| England & Wales | | 67 | 78 |
| | | EU Directive 2002/91/EC | |