



\*\*\*Without a doubt you turn left with this stunning home\*\*\*\*...The Nasmyth designed property offers a level of refinement not normally seen. Both Handsome and imposing. Built for the well respected developer "Robertson Homes".

Nestled in the picturesque village of Low Coniscliffe, Darlington, this exclusive five-bedroom detached home boasts stunning views over the tranquil River Tees. Elegantly designed, it offers spacious living areas, a modern kitchen, and luxurious bathrooms. The master suite has a spacious en-suite shower room while landscaped gardens and a private terrace provide idyllic outdoor spaces. Situated in a sought-after area, this property combines countryside charm with convenient access to local amenities, offering an unparalleled lifestyle opportunity.

EPC RATING: B  
COUNCIL TAX BAND : G

Ash Close, Darlington, DL2 2NY  
5 Bed - House - Detached  
£640,000  
EPC Rating: B  
Council Tax Band:  
Tenure: Freehold





# Ash Close, Darlington, DL2 2NY



**Entrance Hall**  
7'5" x 19'8" (2.27m x 6.01m )

**Lounge**  
21'1" x 12'7" (6.43m x 3.85)

**Downstairs Cloakroom/ WC**  
6'9" x 5'6" (2.06m x 1.70m)

**Kitchen and Snug Area**  
39'3" x 11'6" (11.97m x 3.51)

**Dining Room**  
12'0" x 13'1" (3.66m x 3.99)

**Utility Room**

**Garage**

**First Floor**

**Master Bedroom**  
18'3" x 11'2" (5.57m x 3.42m )

**En-Suite Shower Room**  
7'2" x 6'11" (2.20m x 2.13m )

**Dressing Room**  
7'8" x 6'11" (2.34m x 2.12m )

**Bedroom 2**  
13'0" x 15'11" (3.98m x 4.87m )

**En-Suite Shower Room**

**Family Bathroom**

**Bedroom 3**  
9'7" x 12'7" (2.93m x 3.86m )

**Bedroom 4**  
10'5" x 11'4" (3.19m x 3.47m )

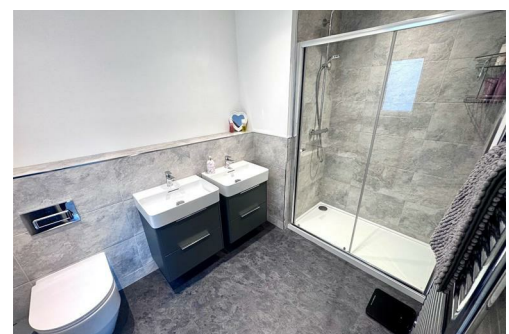
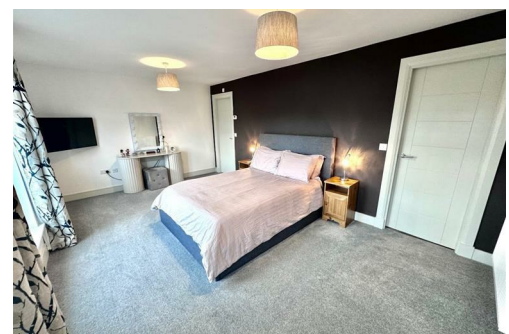
**Bedroom 5**  
9'5" x 11'5" (2.89m x 3.49m )

**Outside**

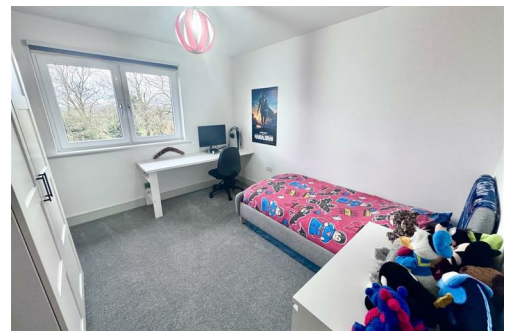
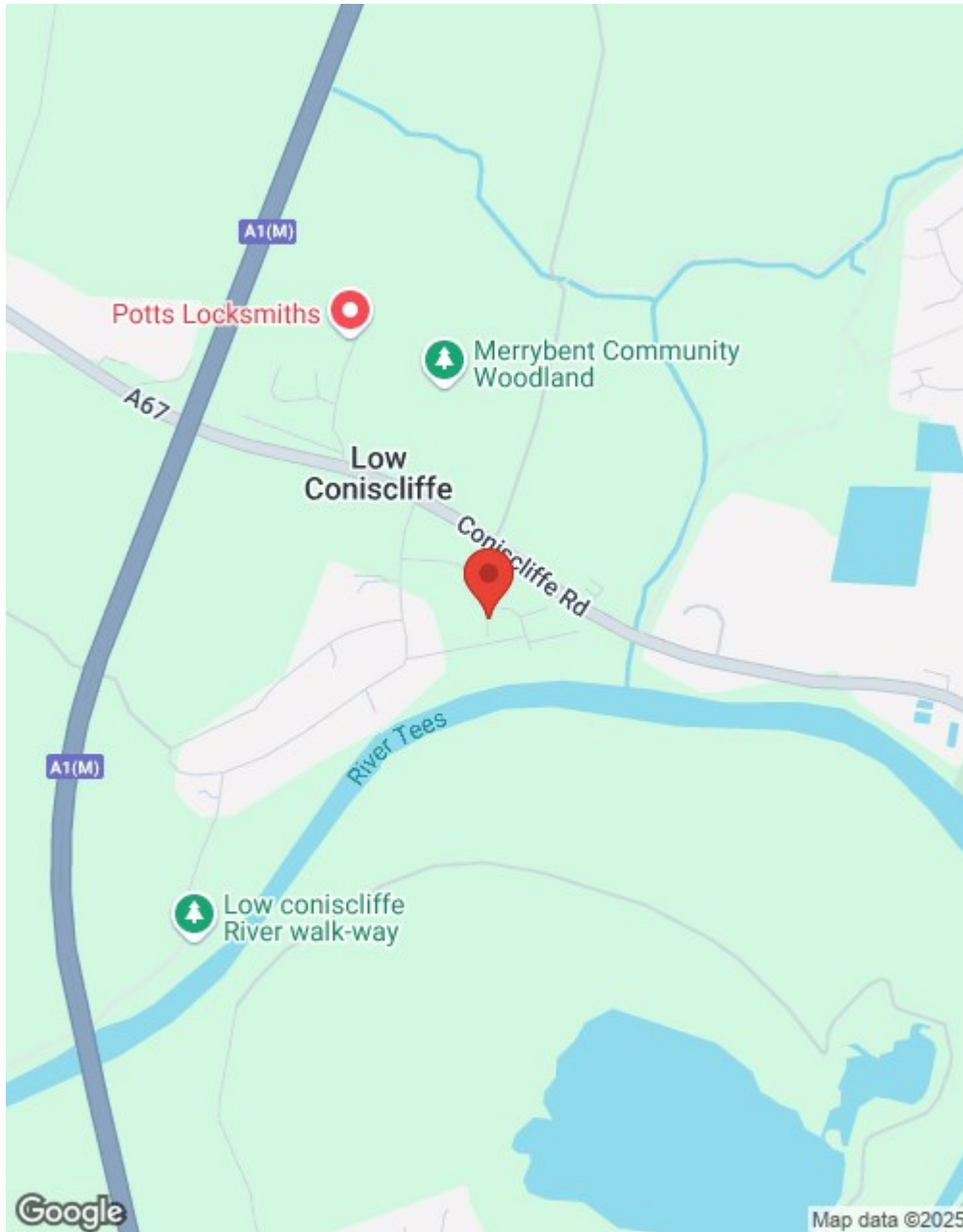
**Front Garden**

**Driveway**

**Rear Garden**



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# Ash Close, Darlington, DL2 2NY



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2660.72 ft<sup>2</sup>  
247.19 m<sup>2</sup>

**Reduced headroom**

7.88 ft<sup>2</sup>  
0.73 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

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