

Byron Court, Dalton On Tees, Darlington, DL2 2PX
Offers in the region of £400,000

estates⁴
'The Art of Property'



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Offers in the region of £400,000

Council Tax Band: E

Nestled in the tranquil village of Dalton on Tees, Byron Court presents an exceptional opportunity to acquire a spacious detached family home. Built in 1985 and cherished by its sole owners since new, this property boasts a generous layout that is perfect for family living. The house features three well-proportioned reception rooms, including an impressive lounge just over 20ft in length that invites relaxation and social gatherings. The separate dining room provides an ideal setting for family meals, while the conservatory extension offers a delightful space to enjoy the garden views throughout the seasons.

With four bedrooms, this home accommodates families of all sizes. The principal bedroom benefits from an ensuite, ensuring privacy and convenience, while the additional three bedrooms include two spacious doubles and a good-sized single, perfect for children or guests. A large family bathroom completes the upper floor, catering to the needs of a busy household.

The exterior of the property is equally impressive, featuring a generous driveway, alongside a double garage for additional storage or parking. The west-facing rear garden is a wonderful outdoor space, ideal for enjoying the afternoon sun. Furthermore, the additional secure parking to the left side of the property is perfect for a motorhome or caravan, as currently utilised by the owners.

Situated in an exclusive cul-de-sac, this home offers a peaceful retreat while remaining conveniently located between Darlington and Richmond, with easy access to Northallerton. This large-scale family home is a rare find and is sure to appeal to those seeking comfort, space, and a sense of community.

Ground Floor

Entrance hallway and cloak/Wc. Generous lounge with double doors to a separate dining room and conservatory. The nicely appointed kitchen provides an excellent range of units with a pleasant open aspect to useful utility area with cupboard housing the boiler.

First Floor

Light and airy landing opening to all first floor accommodation which consists of four bedrooms in total, three doubles and a good size single/office. The principal bedroom enjoys quality fitted sliding wardrobes and an ensuite shower room. The larger than average family bathroom adds to what is an excellent amount of internal accommodation.

Externally

Nestled on a highly sought-after cul-de-sac in such a picturesque village. Fabulous curb appeal with generous parking and a double garage with two up & over doors. Further parking to the left side ideal for a motorhome or caravan and beautifully tended 'West' facing rear garden, ideal for entertaining family and friends during those warmer months.

Please note:

UPVC Double Glazing
Oil Central Heating
Council tax Band - E
Tenure - Freehold
Total sq ft to be considered guide only and includes garage.

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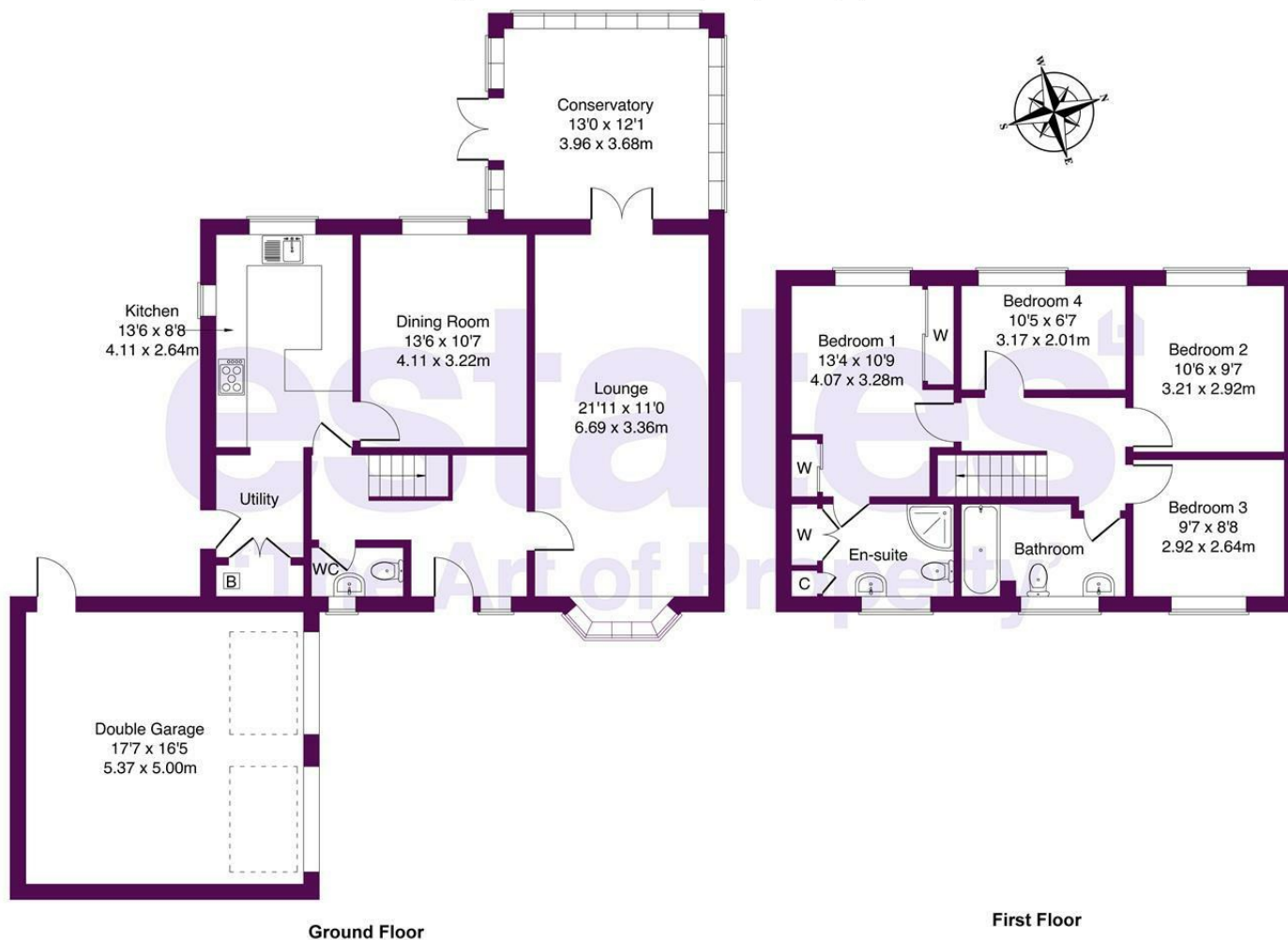
Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.



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Approximate Gross Internal Area: (1819 sq ft - 169 sq m.)



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC