

The Green, Stapleton, Darlington, DL2 2QJ
Offers in the region of £400,000



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Council Tax Band: F

'Tees House' is nestled in the corner of the tranquil village of Stapleton. This exquisite detached family home presents an exceptional opportunity for buyers seeking a serene yet convenient lifestyle. Overlooking the picturesque green, this property boasts a prime location that combines the charm of village life with easy access to Darlington town centre, the A1(M) & A66.

The garden is a true gem, extending right to the banks of the River Tees, complete with fishing rights. This unique aspect offers a wonderful opportunity for peaceful moments by the water, making it an ideal setting for family gatherings or quiet reflection.

The home features two reception rooms, with an open aspect between the two, perfect for entertaining guests or enjoying family time. With four well-appointed bedrooms, there is ample space for everyone to unwind, complimented by the impressive family bathroom, and luxurious en-suite providing comfort and convenience for the entire household.

One of the standout features of this property is its fabulous kitchen breakfast room which has been thoughtfully improved by the current owners, providing a culinary haven is sure to inspire your inner chef.

This remarkable family home is a rare find in such a sought-after location. With its sumptuous interior design and idyllic surroundings, it promises a lifestyle of comfort and elegance. Do not miss the chance to make this extraordinary property your own, contact Estates 'The Art of Property' today.

GROUND FLOOR

A light and airy hallway gives a fabulous first impression from entering through the front door with Karndean flooring running to the lounge, dining room, and kitchen breakfast

room. The spacious lounge is fitted with a quality multi-fuel stove ideal for those cosy nights in. A pleasant open aspect leads to the dining area which has ample space for a table and chairs with French doors to the patio area. The elegant, kitchen breakfast room provides a quality range of units, quartz worktops, Belfast sink unit, useful breakfast bar and integrated appliances include an electric ceramic hob, chrome chimney style cooker hood, electric oven, integrated fridge/freezer and slimline dishwasher.

FIRST FLOOR

Ascending to the first floor a good sized landing features a hatch with fitted ladder allowing access to a mostly boarded loft with lighting. Four well-dressed bedrooms, Three double bedrooms and the fourth bedroom is currently being used as a walk in wardrobe/dressing with a open fitted wardrobe, ideal for a growing family, the principal bedroom enjoying an beautifully refurbished en-suite shower room (Operated with a Macerator pump system). The contemporary family bathroom completes the internal accommodation enjoying a delightful roll-top bath.

EXTERNALLY

The home enjoys lovely kerb appeal commanding a choice plot overlooking the village green with an imposing gravelled driveway allowing parking for multiple vehicles leading to a garage with electric roller door, lighting and power. The garage also houses the wall mounted Baxi combi boiler. The stunning rear garden really is a joy, having been laid to lawn with borders and good sized

decking and patio areas, ideal for relaxing during those warmer months. The rear garden runs down to the river with fishing rights.

Please note:

Council tax Band - F

Tenure - Freehold

EPC Rating: C

Total sq ft to be considered guide only.

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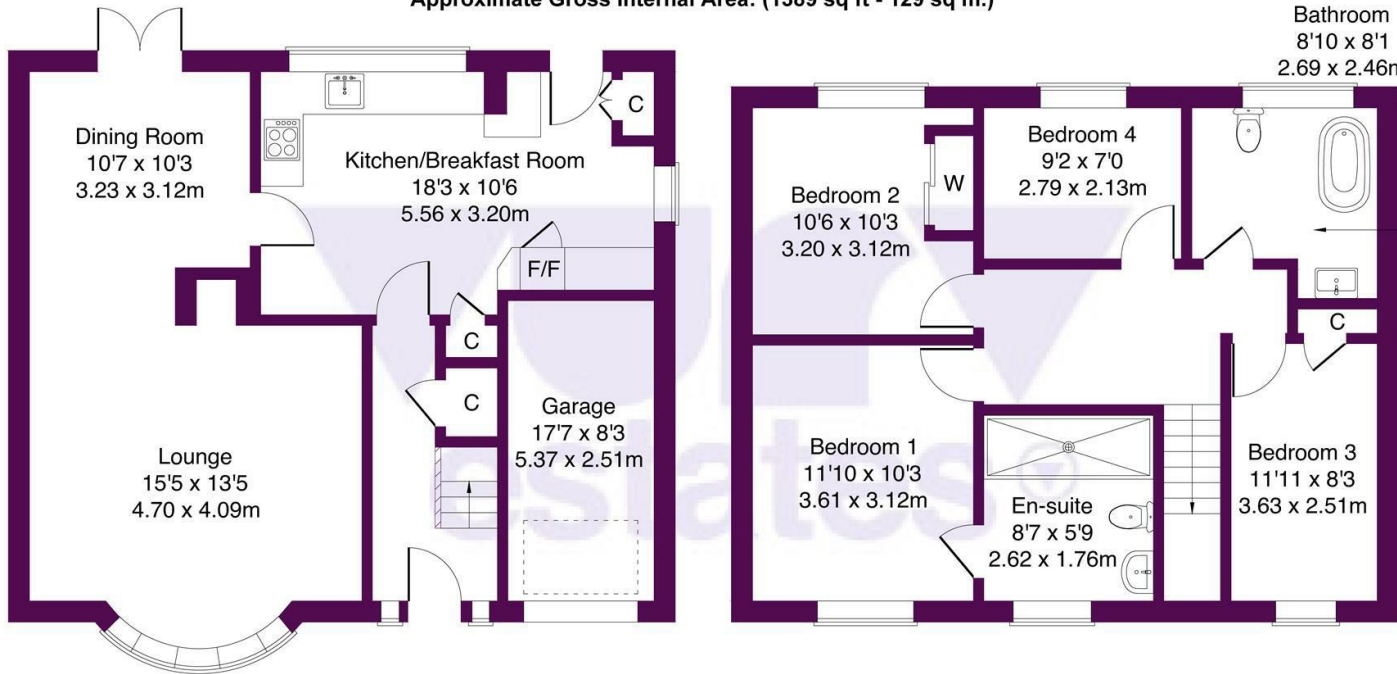
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These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may 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.



Tees House, The Green, Stapleton, Darlington, DL2 2QJ

Approximate Gross Internal Area: (1389 sq ft - 129 sq m.)



Ground Floor

First Floor

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			84
(69-80) C		69	
(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	