Kinabalu, Dalton on Tees, DL2 2NX.
Offers in the region of £450,000

estates
'The Art of Property'

Kinabalu, Dalton on Tees, DL2 2NX.
Offers in the region of £450,000
Council Tax Band: E

'Kinabalu' is a substantial four-bedroom detached dormer-style bungalow occupying an exceptionally generous plot, with mature gardens, extensive parking, garage, large storage shed and excellent potential.

Situated in the highly sought-after North Yorkshire village of Dalton-on-Tees, Kinabalu enjoys an impressive setting, approached via a private road serving just four semi-detached homes before reaching the property, creating a fabulous first impression.

The size of the plot is a particular highlight, with mature gardens wrapping around the property, generous parking along with several seating and entertaining areas. The scale of the grounds offers considerable potential for further landscaping and enhancement, subject to any necessary consents.

Internally, the property provides generous, well-appointed accommodation over two floors, having been exceptionally well cared for and improved by the present owners. The ground floor comprises a welcoming hallway, principal bedroom to the front, family bathroom and a second bedroom with en-suite shower room and walk-in wardrobe. To the rear is a large principal reception room with feature fireplace, alongside the kitchen/breakfast room and utility room. A further impressive dining room features an Inglenook-style fireplace with log-burning stove and opens through to a cosy snug.

A lobby with fitted staircase leads to the first floor, where there are two further large bedrooms, both with useful eaves storage, with one enjoying an en-suite WC.

The property combines hardwood and uPVC glazing, oil-fired central heating and a range of attractive features including Parque flooring, feature fireplaces, large rooms and substantial accommodation.

Outside, the exceptional size and versatility of the plot are immediately apparent. The mature wraparound gardens, extensive parking, garage and storage provide an excellent combination of space, privacy and practicality.

Kinabalu is a rare opportunity to acquire a substantial and individual detached home, offering both immediate appeal and exciting potential for the future.

Please note:
There is currently no heating to the first floor.
Council tax Band - E
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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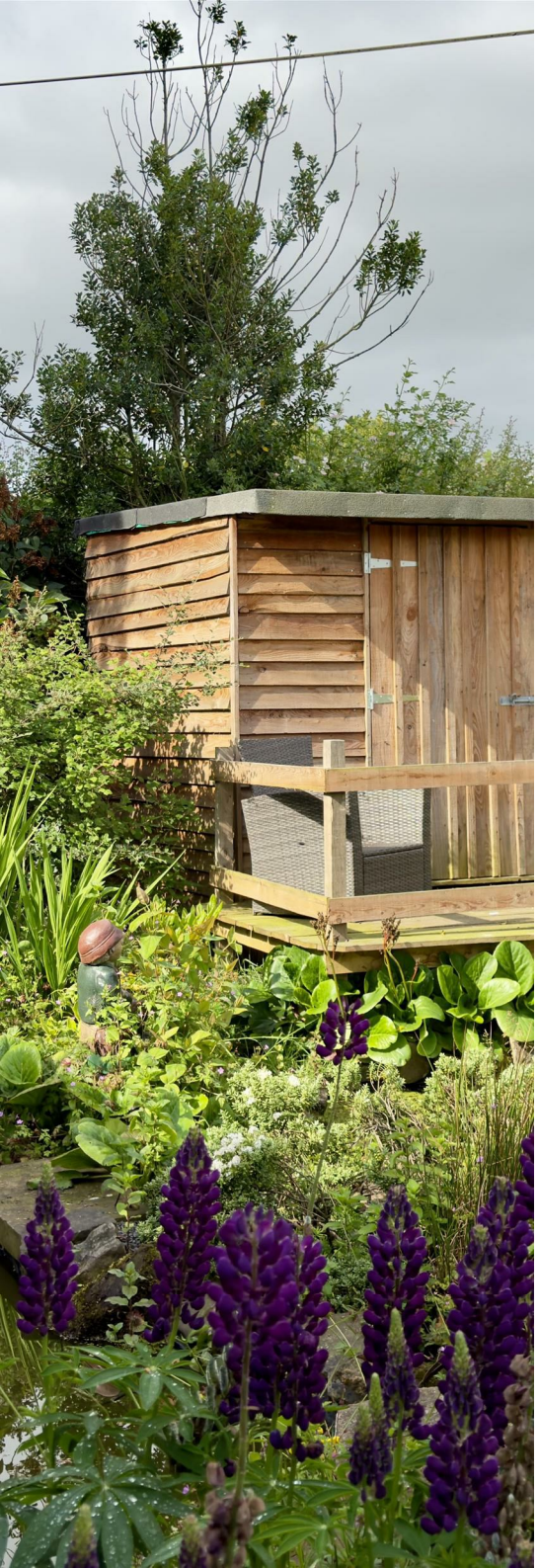
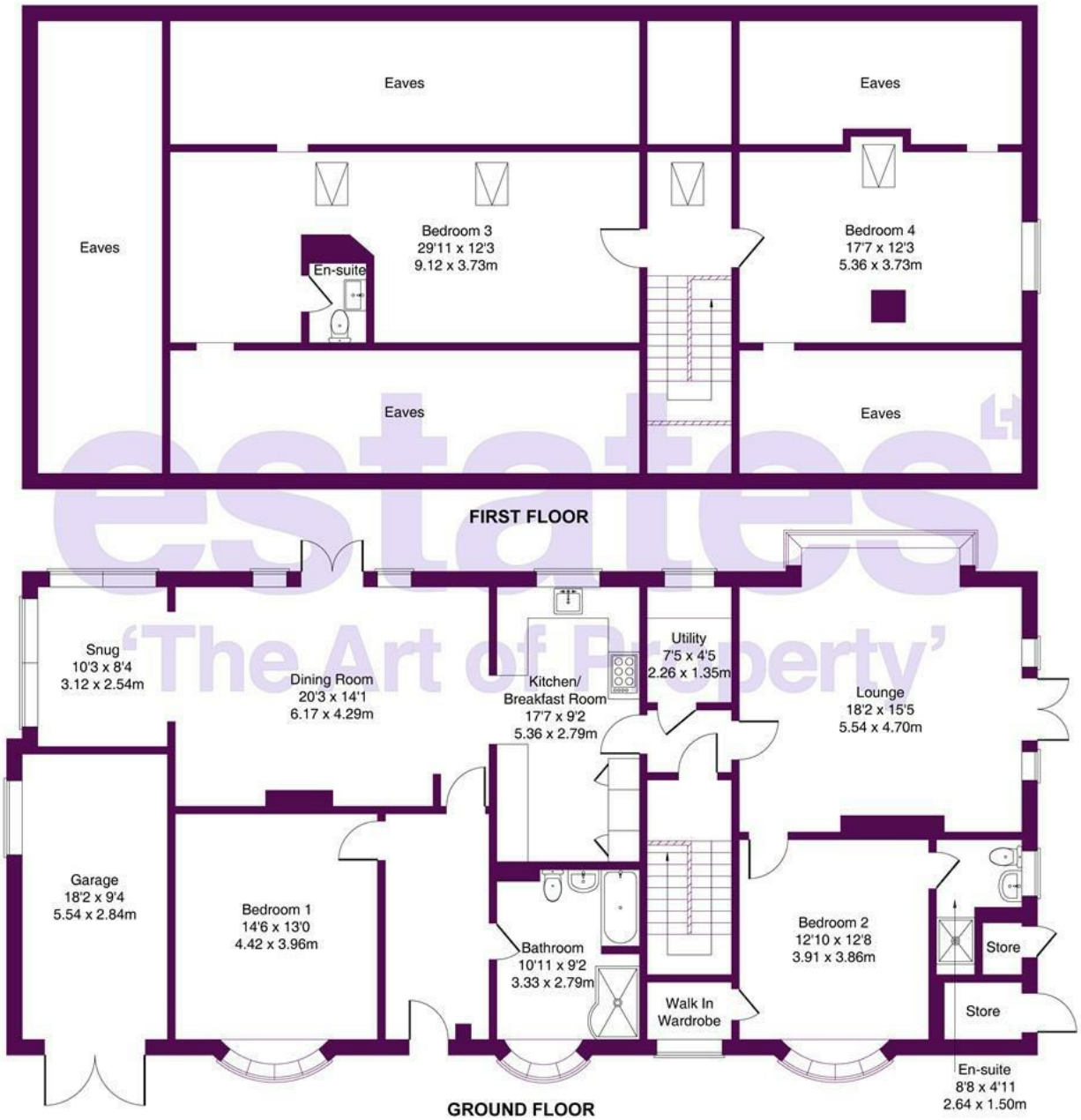


MOUNT
KINABALU
MALAYSIA

Kinabalu, Dalton on Tees, DL2 2NX

Approximate Gross Internal Area: (2567 sq ft - 238 sq m.)
(Excluding Store/Eaves)



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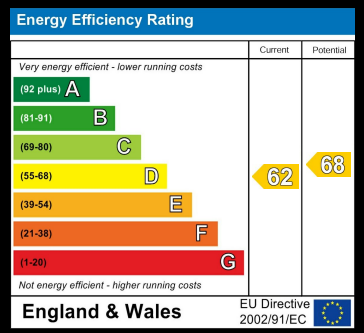
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