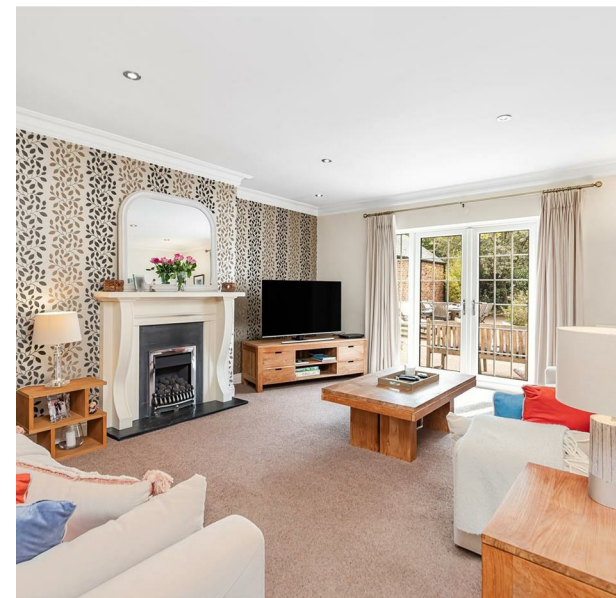


The Cloisters, Monkend Gardens, Croft On Tees, North Yorkshire, DL2 2SP.

Offers in the region of £850,000

estates⁴
'The Art of Property'



The Cloisters, Monkend Gardens, Croft On Tees, North Yorkshire, DL2 2SP.

Offers in the region of £850,000

Council Tax Band: H

An Exceptional Family Home in a rare and private setting. A truly amazing opportunity to acquire one of just three substantial properties built on this exclusive development in the late 1990s.

Occupying a particularly private position at the head of the cul-de-sac, this impressive home enjoys generous, mature grounds, exceptional accommodation and one outstanding feature, a private swimming pool.

Set within the highly sought-after village of Croft-on-Tees, this property combines a peaceful village setting with excellent connectivity. The village is renowned for its well-regarded primary school, while Darlington town centre, North Yorkshire and highly regarded secondary schools in Richmond and Hurworth are all within easy reach.

Excellent transport links include Darlington railway station, approximately 3–4 miles away, with regular services to London, York, Leeds, Newcastle and Edinburgh, and Teesside International Airport, approximately 6–8 miles away. The A1(M), A66 and A67 are also readily accessible.

The property offers six bedrooms and six bathrooms, arranged over the first and second floors, providing an exceptional level of flexibility for modern family life and entertaining.

A welcoming entrance reception leads into a large sitting room, separate dining room, home office/study, kitchen/breakfast room, utility room and separate laundry room, together with a ground-floor WC.

The real showstopper is undoubtedly the private swimming pool, complemented by a substantial games and entertainment room, creating an enviable leisure and entertaining space rarely found within a family home.

To the first floor are four bedrooms, three with en-suite facilities, together with a family bathroom featuring a characterful vintage-style suite. The impressive principal bedroom benefits from two walk-in wardrobes and

luxurious en-suite, creating a wonderful private retreat. The second floor provides two further bedrooms, both with their own en-suite shower rooms, making the accommodation ideal for children, guests or extended family.

Externally, there is generous parking to the front, with additional hardstanding to the right-side providing an ideal area for a caravan, motorhome or further vehicles. Iron and timber gates access leads to beautifully maintained rear grounds. The gardens are a particular feature, with a large patio, seating areas, established trees and mature planting, creating a wonderful sense of privacy. The grounds extend significantly to the rear and rise on an incline, offering considerable space and exciting potential for the future, subject to the necessary consents.

Beautifully cared for and maintained by the current owner, this is an outstanding family residence offering a rare combination of scale, privacy, leisure facilities and location.

In our opinion, the property represents excellent value in today's market, particularly when considering the substantial accommodation, generous plot, enviable village setting and the sheer rarity of a home offering this level of space, with the added luxury of being able to enjoy your very own swimming pool without ever leaving home.

Please note:

Council tax Band - H

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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Disclaimer:

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The Cloisters, 3 Monkend Gardens, Croft On Tees, DL2 2SP
Approximate Gross Internal Area: (4413 sq ft - 410 sq m.)



Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(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	