

CARVERS

SALES & LETTINGS

Burtree Lane, Darlington

Darlington, DL3 0XQ

Price £675,000

House - Detached

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Rarely does a property of such exceptional versatility come to the market. Occupying a substantial plot on Burtree Lane, this unique opportunity comprises a magnificent individually designed family home, a detached two-bedroom bungalow and two substantial outbuildings, offering a range of possibilities for multi-generational living, home business or income generation.

The principal residence has been thoughtfully designed to provide spacious and flexible accommodation finished to an excellent standard. A welcoming reception hallway sets the tone for the impressive accommodation that follows, leading to an elegant lounge featuring an attractive fireplace with a log-burning stove, creating a warm and inviting focal point. There is also a generous games room, equally suited as a formal dining room, while the true heart of the home is undoubtedly the spectacular 27ft kitchen, breakfast and family room. Beautifully refitted with an extensive range of quality units, integrated appliances and an impressive central island has been designed for family life and entertaining. There is a bedroom and a luxurious bathroom with a separate shower. Upstairs are two further large bedrooms, including a superb principal suite with a large dressing room/home office or study, with a beautifully appointed en-suite shower room.

In addition is a detached bungalow offering an excellent degree of independence. Comprising a lounge, fitted kitchen, two bedrooms, bathroom, utility room and separate W.C., it provides ideal accommodation for a dependent relative, older family members, independent teenagers or visiting guests. It also offers exciting potential as a holiday let or Airbnb, subject to consents.

Adding further appeal are two large outbuilings One is currently fitted out and operating as a fully equipped dog grooming parlour, whilst the second provides an extensive workshop.

An impressive feature is the large terrace incorporating a covered jacuzzi area complete with television.














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BUSCH













- Exceptional versatile residence on a substantial plot
- Ideal for multi generational living and business opportunities
- Second outbuilding is a workshop
- 1/4 acre plot offering amazing flexibility
- Large detached family home, detached bungalow and two large outbuildings
- One outbuilding is a fully equipped dog grooming parlour
- Fabulous terrace with enclosed jacuzzi and televsion area



GENERAL INFORMATION:

Tenure: Freehold
Services: air source under floor heating, mains electric, mains water and treatment plant drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding E)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)

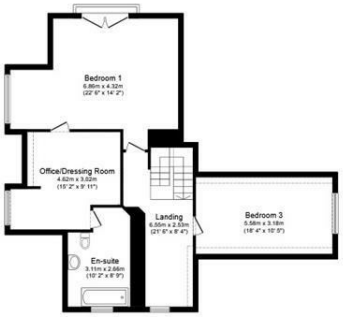








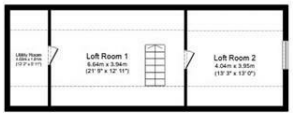
MAIN HOUSE GROUND FLOOR



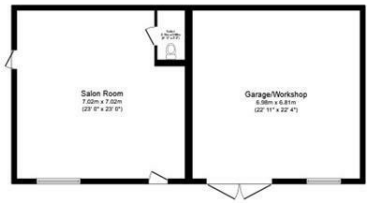
MAIN HOUSE FIRST FLOOR



BUNGALOW GROUND FLOOR

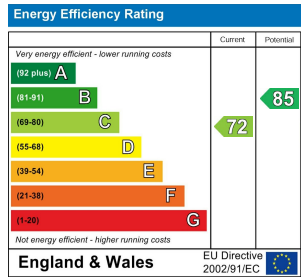


BUNGALOW FIRST FLOOR



OUTBUILDING

Total floor area: 483.5 sq.m. (5,205 sq.ft.)



Property size taken from EPC
3595.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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14 Duke Street, Darlington, County Durham, DL3 7AA 01325 357807 sales@carversproperty.co.uk