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SALES & LETTINGS

Roseberry View
Sadberge, Darlington, DL2 1FH

House - Detached



Located within the exclusive Roseberry View development of just six homes, this impressive contemporary property was built in 2019 and offers 2,895 sq. ft. of internal accommodation, generous gardens and driveway parking. Designed with modern family living in mind, the property combines spacious, versatile accommodation with bespoke finishes and striking architectural features.

To the ground floor, there are two separate reception rooms to the front, both benefiting from excellent natural light and contemporary media walls, alongside an additional living area extending from the custom kitchen, ideal for everyday family life and entertaining.

With such generous proportions, the accommodation can be adapted to suit a variety of needs, whether that be a home office, gym, studio or additional family space.

The living accommodation offers five well-proportioned bedrooms, including a principal suite with shower room, dedicated dressing area and built-in wardrobes and a stunning balcony to enjoy the evening sun. A second bedroom also benefits from an en-suite, while the family bathroom enjoys attractive views across the neighbouring fields.

The modern interior is complemented by bespoke fixtures and fittings, atrium-style windows, bi-folding doors, tinted glazing for additional privacy and a stylish under-stairs wine cupboard with integrated lighting.

Combining generous proportions, contemporary design and exciting future potential, 3 Roseberry View presents a fantastic opportunity to acquire a substantial modern family home in the sought-after village of Sadberge.











- High-specification Interior
- Exclusive development on the edge of Sadberge village
- Bespoke fixtures and fittings throughout
- Principle bedroom suite with dressing area and balcony
- Close links to Teeside airport and Darlington railway station
- Integrated surround sound system

External

The property enjoys driveway parking, a front lawn and a generous rear garden, predominantly laid to lawn with a patio area offering excellent potential for landscaping and outdoor entertaining.

Adding further appeal, planning permission has been granted for the erection of a garage and home gym, with the foundations already poured, providing an exciting opportunity to enhance the property further. Full planning application - 22/01346/FUL

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding G)

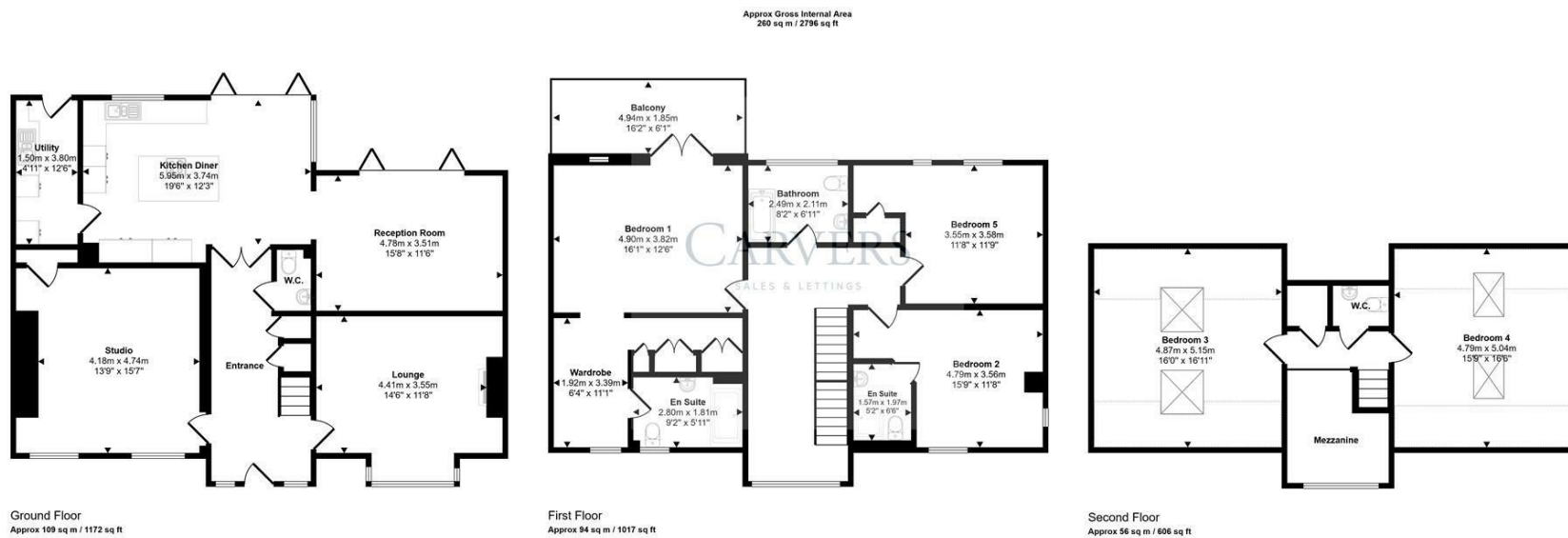
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Property Size

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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	87	
(69-80) C		
(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

Property size taken from EPC
2895.00 sq ft

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