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SALES & LETTINGS

Stapleton
Darlington, DL2 2QN
Price £325,000

House - End Terrace



Occupying an impressive plot on the edge of the ever-popular village of Stapleton, Manor Cottages is a beautifully modernised bungalow offering deceptively spacious and versatile accommodation, perfectly suited to a wide range of buyers. Whether you're looking to downsize without compromise or searching for a home with space, this exceptional property is sure to impress.

The thoughtfully designed accommodation begins with a generous living room, providing a welcoming space to relax, alongside a superb kitchen/diner fitted with a range of integrated appliances and ideal for both everyday living and entertaining. A delightful conservatory overlooks the rear garden, creating an additional reception space flooded with natural light.

There are two well-proportioned double bedrooms, including a principal bedroom with en-suite W/C, complemented by a stylish family bathroom featuring a four-piece suite. Upstairs, a useful loft room offers excellent additional storage or additional accommodation.

Externally, the property continues to impress, occupying a generous plot with well-maintained front garden, ample off-street parking, and a converted garage currently utilised as a home office and a beautiful South-West rear garden with a fish pond and mature fruit trees. A substantial timber shed, complete with power and water, provides excellent workshop or storage facilities, adding further versatility to this already outstanding home.



- Ground floor living accommodation
- Ample off-street parking
- Garden pond
- Versatile converted garage
- Beautiful Saxon Village
- Mature fruit trees

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire County Council (Tax Banding B)

Please note that Number 3 grants a right of way to the neighboring property of Number 2 around the rear of property.

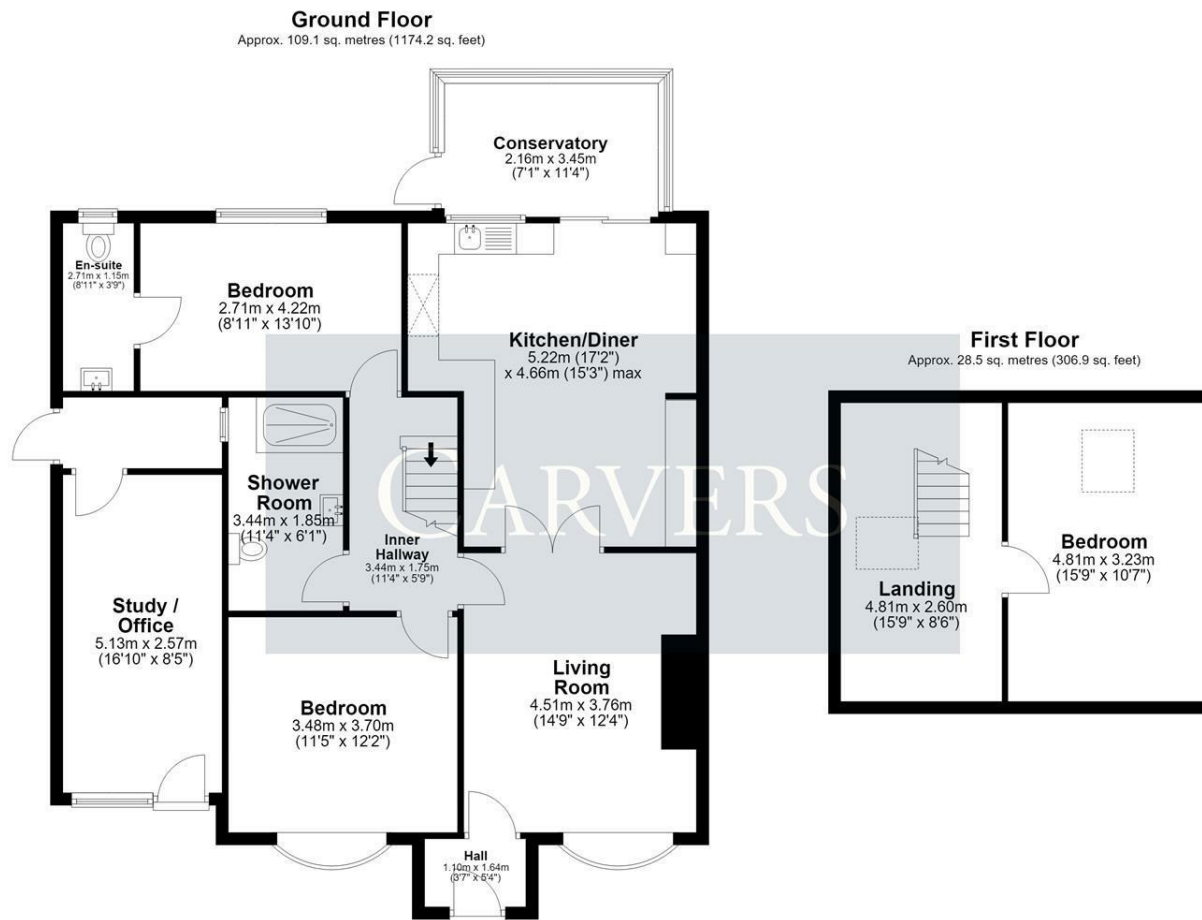
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Property Size

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)





Total area: approx. 137.6 sq. metres (1481.1 sq. feet)
3 Manor Cottages, Stapleton, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	75
EU Directive 2002/91/EC		

Property size taken from EPC
1657.00 sq ft

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