



country properties
village properties
town homes
barn conversions
building plots

Croft Road

Croft Meadows, Darlington, DL2 2SD

Offers in the region of £385,000

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*****EXTENDED BARN CONVERSION***OPEN VAULTED CEILINGS***COUNTRYSIDE VIEWS***DETACHED DOUBLE GARAGE, WORKSHOP WITH OFFICE***5MINS FROM DARLINGTON*** Byre Cottage is a charming barn conversion situated just 5 minutes outside of Darlington and enjoying expansive countryside views towards Blackwell Golf Course. The property has been upgraded and extended by the current owners and is presented to a very high standard. The property is accessed via a gravelled drive which opens to patterned concrete and further gravelled drive way. The drive gives access to the large detached double garage, workshop and first floor office/snug room. The front of the house has a quaint cottage garden with pruned hedging and climbing roses. Internally, viewing will reveal a welcoming entrance hall a timber double opening to the modern fitted kitchen, with floor and wall mounted matt units and integrated appliances. There are glazed double doors to an impressive and spacious living and dining room with full height open vaulted ceiling with exposed beams giving a superb character. The room has a number of windows giving natural light and also a log burning stove. The primary bedroom also benefits from an open vaulted ceiling, dressing area and Jack and Jill bathroom. There is a further double bedroom, a shower room, a study area with stairs to the family room/office with Juliet balcony. Externally to the rear there is a shared courtyard, to the front, beyond the drive is a large lawned garden with seating area and pergola.**

The property is situated only 5 minutes drive to Darlington town centre with access to main railway station, A1 (M) and Durham Tees Valley airport.





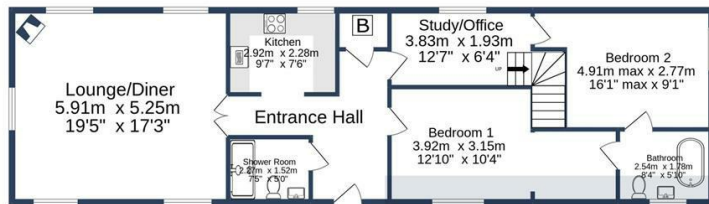
- Extended Barn Conversion
- Detached double garage/workshop
- Beautifully presented

- Countryside views
- Open vaulted ceilings
- 5 minutes to Darlington

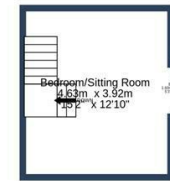
GENERAL INFORMATION

Tenure: Freehold
Services: Oil central heating, mains electric, shared septic tank.
Double glazing
Local Authority: Darlington (Tax Banding C)

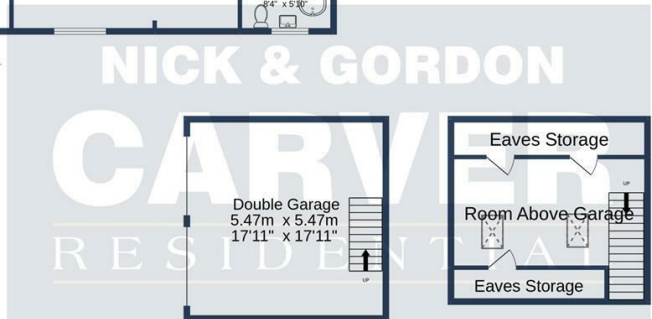
Directions



GROUND FLOOR
156.6 sq.m. (1686 sq.ft.) approx.



1ST FLOOR
18.7 sq.m. (202 sq.ft.) approx.



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CROFT MEADOWS, CROFT ROAD, DARLINGTON. DL2 2SD.

TOTAL FLOOR AREA: 175.4 sq.m. (1888 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	EU Directive 2002/91/EC	

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