





This exceptional detached bungalow, positioned in a cul de sac location, exemplifies contemporary living at its finest.

Thoughtfully reimagined and fully refurbished by the current owners, this property seamlessly blends modern elegance with superior craftsmanship, creating a warm and stylish retreat.

The bespoke solid oak front door opens to a beautifully curated interior with gas underfloor heating throughout, Herman Miller designer lighting to lounge and hallway, designer wall and floor tiles, and black double-glazed aluminium windows and doors.

The generous accommodation offers a large light and airy hallway leading to the heart of the home – a stunning bespoke kitchen by H.S Interiors, complete with premium Neff integrated appliances and a sleek Elica hob. The open plan living space is thoughtfully designed, recess lights throughout and doors opening into an inner courtyard as well as the landscaped rear garden.

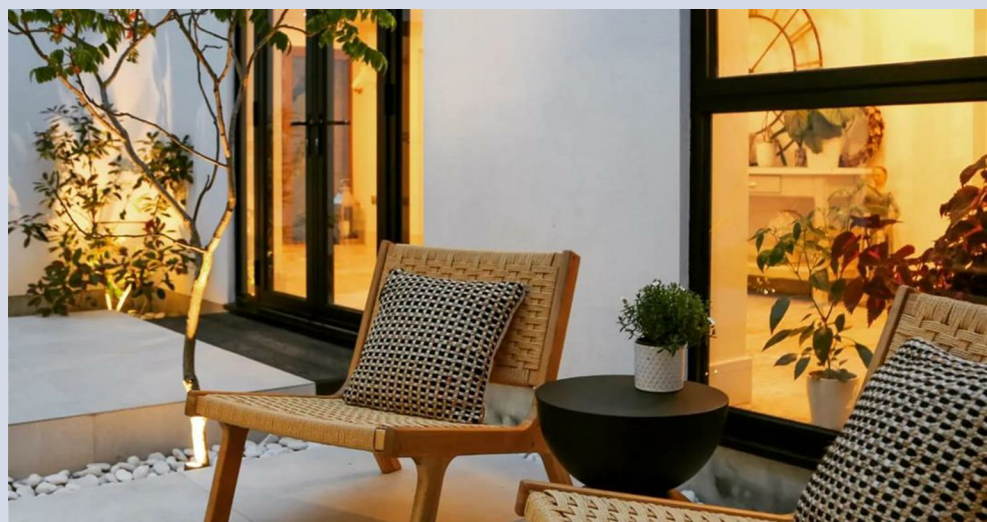
The three spacious double bedrooms each have a luxurious en-suite bathroom, all designed by H.S Interiors, with the main bedroom also offering a fully equipped dressing room with internal lighting and custom storage.

Externally to the front the spacious driveway offers ample parking space for several vehicles with an electric door giving access to the garage. The landscaped rear garden has been thoughtfully designed with well stocked borders and outdoor lighting.

This high-spec, move-in-ready bungalow is a rare find that must be viewed to be fully appreciated.







- EXCEPTIONAL QUALITY OF FINISH THROUGHOUT
- HAVING BEEN TRANSFORMED THROUGHOUT BY THE PRESENT OWNERS
- UNIQUE DETACHED HOME
- INTERNAL VIEWING IS THE ONLY WAY TO APPRECIATE THIS FINE HOME.
- FANTASTIC TRANSPORT LINKS NEARBY, ROAD, RAIL AND AIR
- SMALL CUL-DE-SAC LOCATION
- OPULENT AND ATMOSPHERIC INTERIOR
- STUNNING OPEN PLAN KITCHEN/DINER WITH CENTRE ISLAND
- PERFECT FOR COUNTRYSIDE WALKS
- EXTENSIVE TRIPLE DRIVEWAY

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)

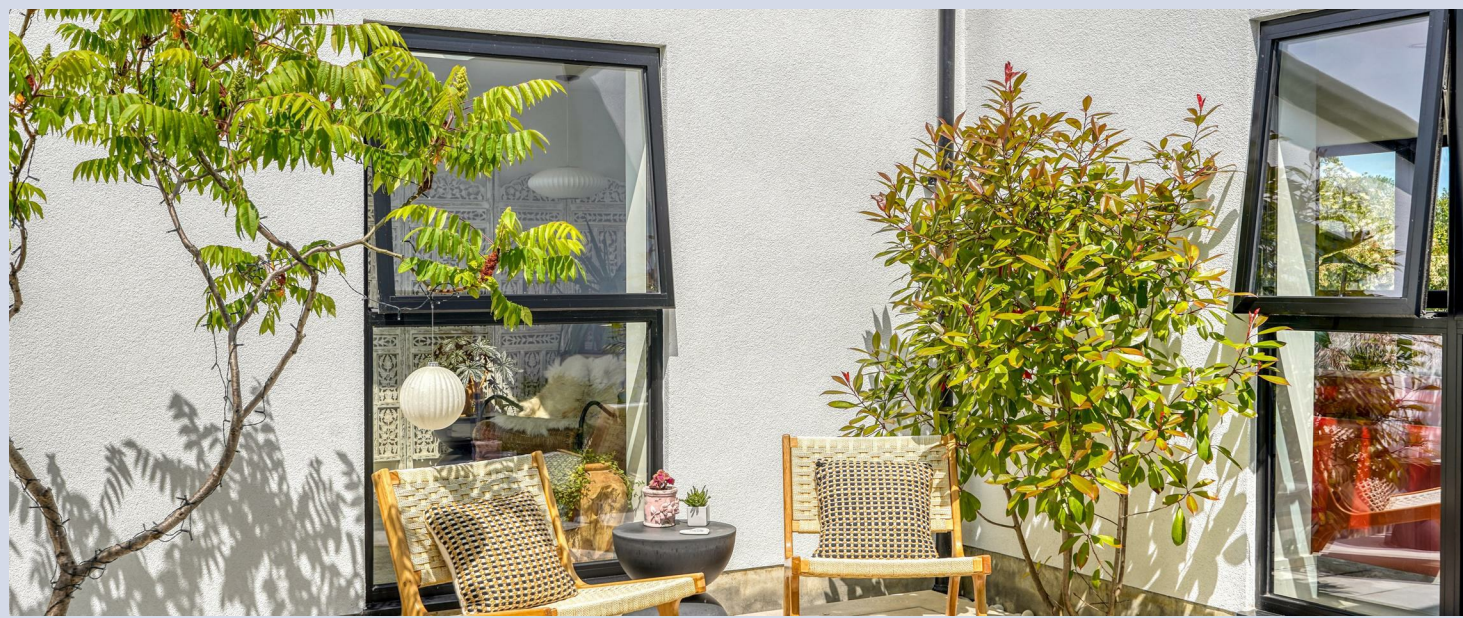












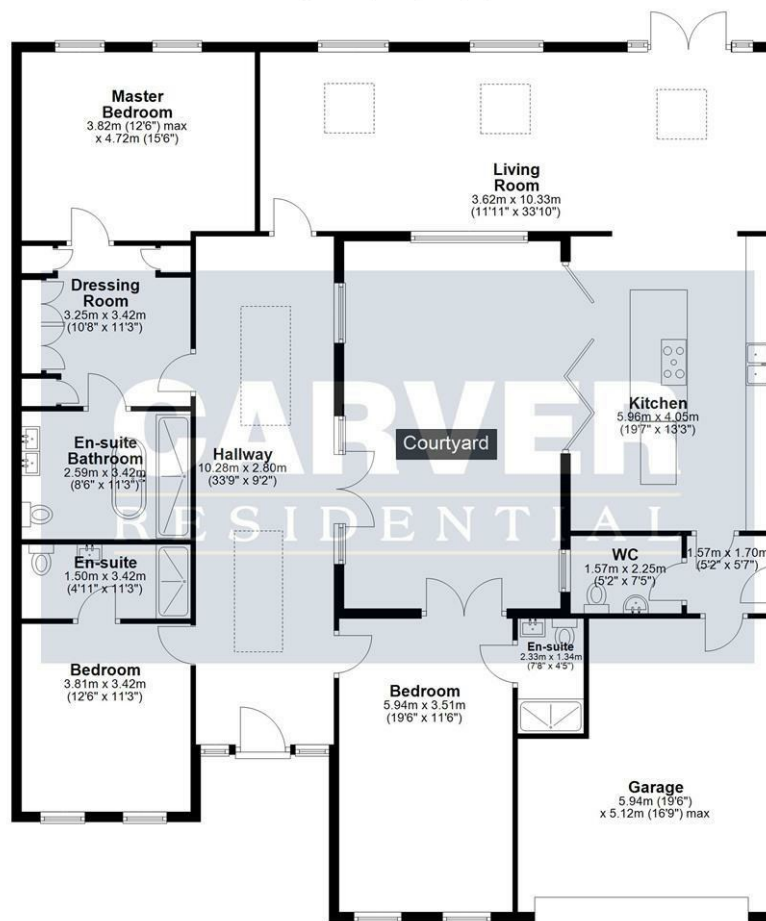






# Ground Floor

Approx. 207.1 sq. metres (2228.9 sq. feet)



Total area: approx. 207.1 sq. metres (2228.9 sq. feet)  
12 Pine Tree Grove, DARLINGTON

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential               |
| 92-100 A                                    |         | 81                      |
| 81-91 B                                     |         |                         |
| 69-80 C                                     | 72      |                         |
| 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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