



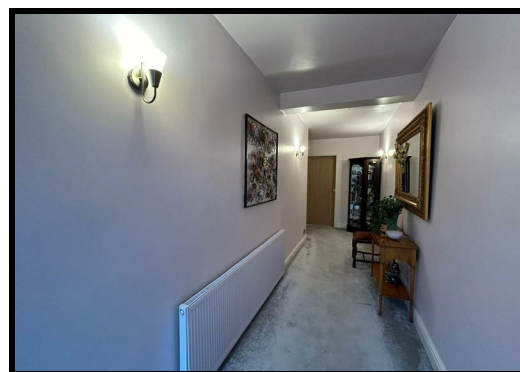
## Harrington Lodge South Parade, Croft On Tees Darlington £575,000

Nestled within the picturesque and charming village of Croft On Tees, this highly unique detached bungalow is a true gem. The property boasts a welcoming entrance hallway, a living room, dining room, kitchen, utility room, a principal bedroom with an en suite shower room, two further double bedrooms, a single bedroom and a bathroom.

From the moment you step inside, you'll be captivated by the beautifully presented interior, exuding charm and character. The idyllic rear garden is a private oasis, perfect for relaxing or entertaining guests on sunny days.

Located on the sought-after South Parade, this property offers not just a home, but a lifestyle. With its prime location in Croft On Tees, residents can enjoy the tranquillity of village life while still being within easy reach of a wider range of amenities.

Don't miss the opportunity to make this stunning bungalow your new home in the picturesque village of Croft On Tees.



# Harrington Lodge South Parade, Croft On Tees Darlington

## General Remarks

A unique and rare opportunity has arisen to acquire a substantial four bedroom detached bungalow occupying a most pleasing position on South Parade within the highly desirable village of Croft On Tees

Beautifully presented throughout

Gas fired central heating

Double glazed windows throughout

A particular feature of this delightful property is the simply stunning and most private garden to the rear

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

The property occupies a most pleasing position on South Parade within the beautiful village of Croft On Tees. This picturesque Village boasts the impressive church of St Peter's and historic listed bridge which crosses the river. The property is ideally situated for accessing beautiful riverside walks and it is in the catchment area for Croft primary school and Hurworth Comprehensive School which both offer first class schooling. A greater range of amenities including a local convenience store, a number of local pubs including the Bay Horse and Rockcliffe Hall hotel which is home to one of Europe's longest, and most challenging, golf courses can be found in the neighbouring Village of Hurworth. For the commuter the Village is conveniently located for the regional road network, including the A1M and A66 and Darlington's mainline railway station and Teesside Airport are also close at hand.

## Entrance Hallway

The property is entered through a composite door with double glazed windows to either side leading into a most spacious and welcoming entrance hallway. The hallway is warmed by a central heating radiator and is tastefully decorated in neutral tones.

## Living Room / Dining Room

40'2" x 14'8"

The beautifully presented living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated and benefiting from a double glazed bay window, a stunning stone fire place and a traditional log burning stove. The living room is open plan with the dining room. Offering fine views overlooking the stunning rear garden the tastefully decorated dining room offers an abundance of natural light and is immaculately presented. Warmed by a central heating radiator and benefiting from double glazed French doors with double glazed windows to either side leading out to a delightful patio area and the rear garden beyond. The dining room is open plan with the living room. A door leads into the kitchen / breakfast room.

## Kitchen / Breakfast Room

17'10" x 11'5"

The kitchen / breakfast room offers pleasant views overlooking the rear garden. Fitted with a comprehensive range of wood wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen benefits from a double glazed window, vinyl flooring and a number of integrated appliances including an integrated fridge and a dishwasher.

## Utility Room

17'10" x 8'4"

The utility room is fitted with a range of wall and floor units with contrasting worktops incorporating a stainless steel sink and drainer. With a double glazed window overlooking the rear elevation of the property and benefiting from vinyl flooring, an integrated electric oven, plumbing for an automatic washing machine and a large storage cupboard which houses the central heating boiler which was installed approximately four years ago.

## Principal Bedroom

17'6" x 11'11"

The principal bedroom is situated to the rear of the property. Warmed by a central heating radiator and benefiting from built in wardrobes providing useful storage, a double glazed window and an adjoining en suite shower room.

## En Suite Shower Room

8'8" x 2'10"

The en suite shower room has a UPVC double glazed window with privacy glass and is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

## Bedroom Two

16'5" x 9'2"

With a double glazed window overlooking the front elevation of the property a double bedroom warmed by a central heating radiator and tastefully decorated in neutral tones.

## Bedroom Three

12'4" x 10'11"

A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a double glazed window.

## Bedroom Four

10'3" x 8'5"

A single bedroom with a double glazed window overlooking the side elevation of the property. Warmed by a central heating radiator and tastefully decorated.

## Bathroom

9'5" x 8'7"

The bathroom has a tiled floor and walls, a double glazed window with privacy glass and is fitted with a modern suite comprising of a bath, a shower cubicle with shower, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a most spacious driveway which is flagged with Indian Stone and providing off road car parking for several vehicles. There is also a gravelled garden designed for low maintenance and complimented with an abundance of mature plants, shrubs and trees and a double garage with up and over door, power and light. A particular feature of the property is the truly outstanding and most stunning rear garden, laid to lawn and complimented with a variety of mature plants, shrubs and trees. There is a beautiful patio area which is flagged with Indian stone and is ideal for outdoor entertaining, a green house and a folly which we believe dates back to when the plot was a former market garden.

