



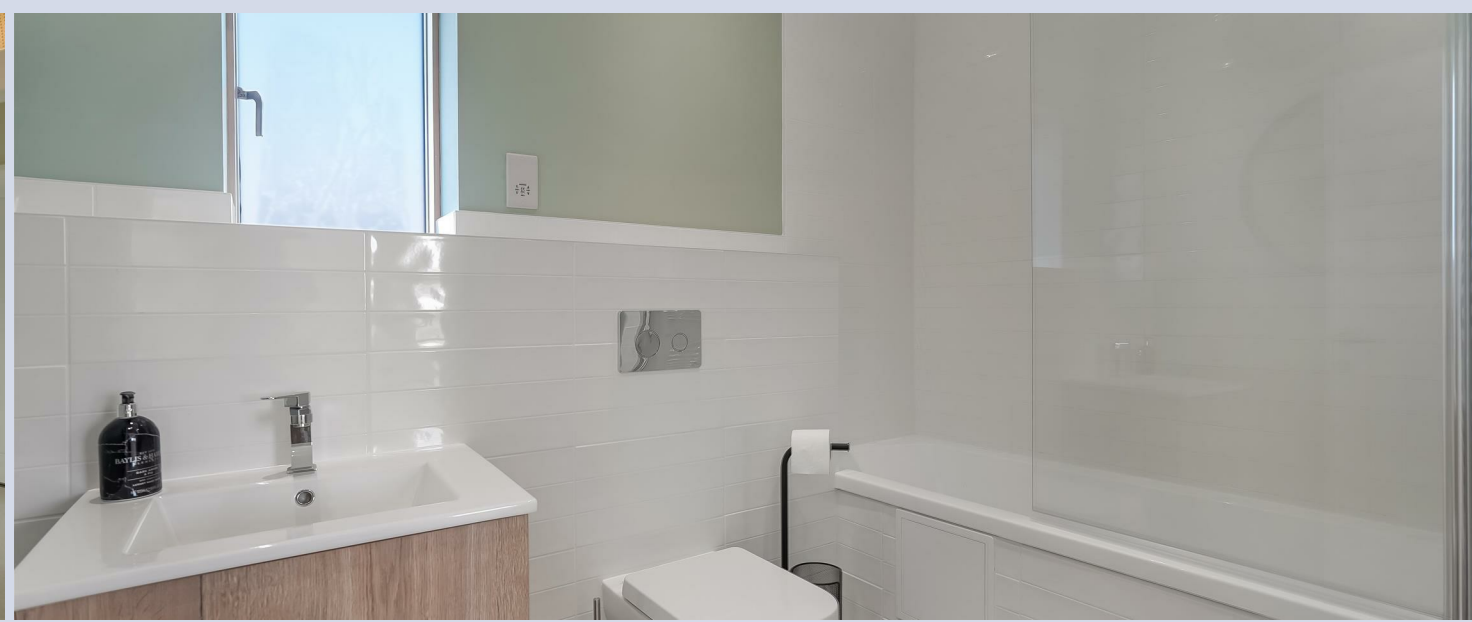
The Rowan is a stunning property with high ceilings, oversized roof lights and large floor to ceiling windows which increase natural light, creating a sense of space and openness throughout the property's generous accommodation. Viewing will reveal a welcoming hall way, with under stairs utility cupboard and separate WC as well as access to the integral garage. There is a kitchen with integrated appliances and breakfast bar and dining area with sliding doors to the rear garden. There are two double bedrooms with a house bathroom. To the second floor there are two further generous double bedrooms with built in storage cupboards and the main bedroom having an ensuite. Externally there are front and rear gardens and a driveway to the rear with garage. The ground floor features an open plan family kitchen and dining room across the hallway is access to the store (with in built space for utility area) and downstairs W.C. To the first floor is a living room with an oversized south facing window draws the light into this generous multi-use area. A family bathroom and two bedrooms are also accessed from a sizable landing area. The top floor contains two expansive bedrooms running front to back, with south facing floor to ceiling dormer windows at one end and oversized Velux roof and wall lights to the other. Both bedrooms feature walk-in wardrobes and the main bedroom contains a luxury ensuite.





- SPACIOUS FAMILY HOME
- VIEWING ESSENTIAL
- GRAND MAIN BEDROOM WITH ENSUITE
- BEAUTIFULLY PRESENTED
- FULL HEIGHT WINDOWS
- PARKING AND GARAGE (CURRENTLY STORE)

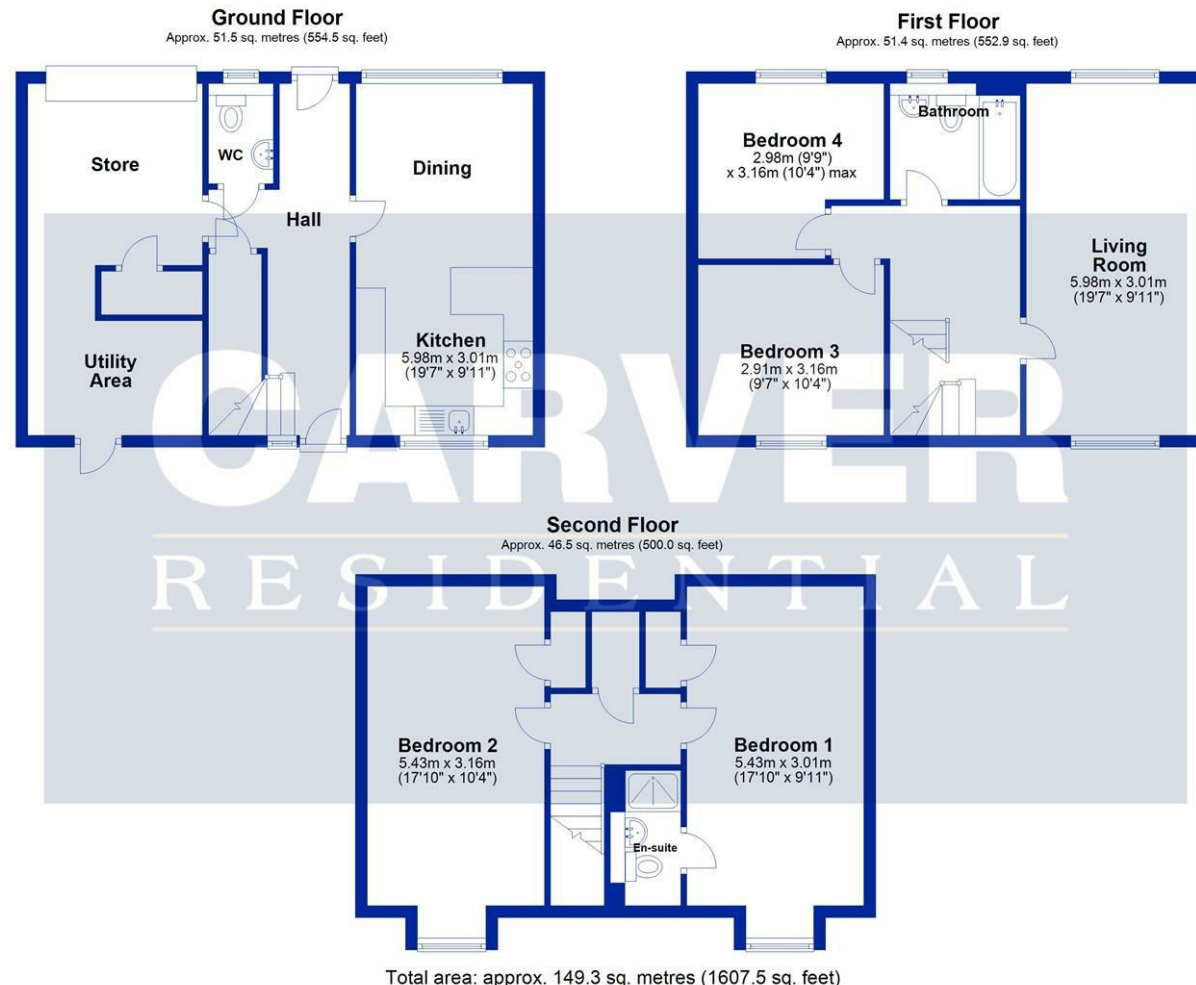
GENERAL INFORMATION:
 Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 Double glazing
 Local Authority: Darlington Borough Council (Tax Banding F)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
101-120 kWh/m ² A		
81-100 kWh/m ² B		
61-80 kWh/m ² C		
41-60 kWh/m ² D		
21-40 kWh/m ² E		
1-20 kWh/m ² F		
0 kWh/m ² G		
Not energy efficient - higher running costs		
England & Wales	84	91
	EU Directive 2002/91/EC	

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MAB 6202



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