





Nestled on the desirable Tees Grange Avenue in Darlington, this impressive modern detached home offers a perfect blend of space, comfort, and contemporary living. Having been thoughtfully extended, the property boasts three generous reception rooms, providing ample space for both relaxation and entertaining.

The heart of the home is undoubtedly the large open-plan kitchen and breakfast room, which is ideal for family gatherings and social occasions. This well-designed area is perfect for those who enjoy cooking and dining together, with the added advantage of a garden room with views over the rear garden.

With four spacious bedrooms, including a master suite complete with an en-suite bathroom, this residence caters to the needs of a growing family or those who appreciate extra space. The family bathroom is well-appointed, ensuring convenience for all.

Outside, the property features a private south-facing rear garden, perfect for enjoying sunny days and outdoor activities. The large driveway and double garage provide ample parking and storage options, making this home as practical as it is stylish.

This exceptional property is a rare find in the market, combining modern living with a welcoming atmosphere.







- IMPRESSIVE, EXTENDED DETACHED PROPERTY
- WALKING DISTANCE TO EXCELLENT SCHOOLS
- EXPANSIVE LIVING SPACE
- SOUTH FACING MATURE, ESTABLISHED GARDENS
- LARGE OPEN PLAN KITCHEN/BREAKFAST ROOM

- WELL REGARDED WEST END LOCATION
- SUITED TO FAMILY OCCUPATION
- DOUBLE WIDTH DRIVEWAY AND SIZEABLE GARAGE
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER

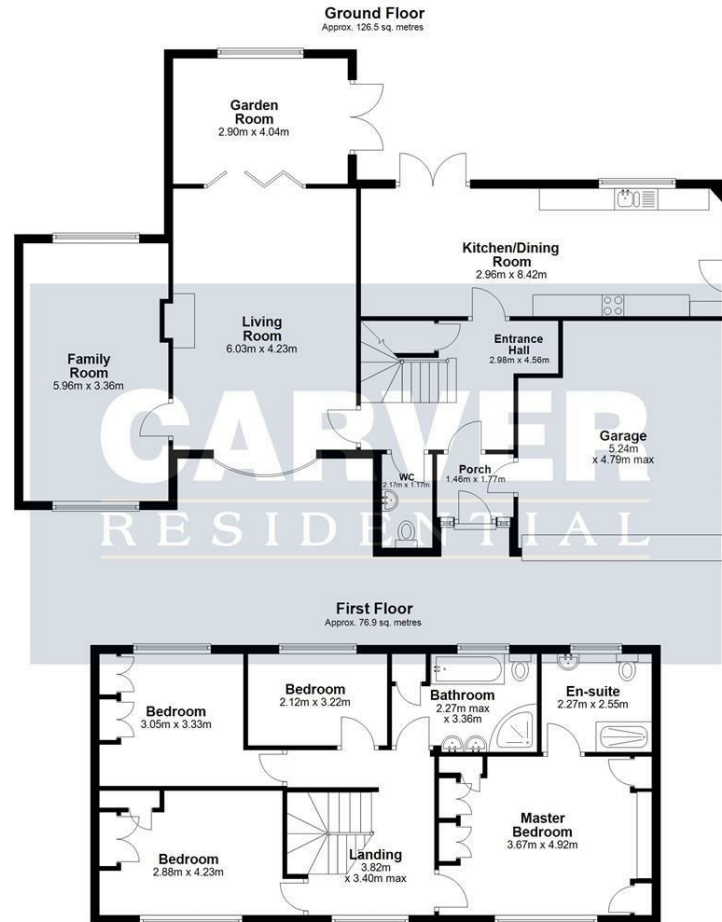
#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: DBC Tax Banding E



Total area: approx. 203.4 sq. metres  
11 Tees Grange Avenue, Darlington

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

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14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

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