



country properties
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Grange Fields, 14, Durham Road
Coatham Mundeville, Darlington, DL1 3LZ

Guide price £825,000

NICK & GORDON
CARVER
RESIDENTIAL

Grange Fields is a stunning property, individually designed and built to a high specification by the present owners to create a truly wonderful home of unique character and distinction.

Set in approximately 3 and a half acres, over three levels, you immediately know that you have arrived somewhere special and unique the minute you pull into the sweeping extensive driveway enclosed by electric gates which leads to a detached triple garage with a gym above. The light and airy hallway gives access to all of the accommodation with solid oak flooring throughout, briefly comprising: office with bespoke fitted furniture, separate formal dining room, cloakroom/WC, kitchen/breakfast room with centre island, hand built oak units, Rangemaster oven and matching Rangemaster wine cooler and balcony with stunning views to the rear, sitting room with remote controlled gas log fire and Juliette balconies with views. To the first floor there is a galleried landing, master bedroom with fitted wardrobes, a walk-in wardrobe and en-suite with spa bath, three further bedrooms, family bathroom/WC and a further en-suite all with quality marble tiling. All bathrooms are heated with under floor heating. To the lower ground floor there is a grand entertainment games room with snooker table and cocktail bar, family room with double sided multi-fuel log burning stove, bedroom five, bathroom/WC and kitchen/utility room. Externally there are stunning views around the property with mature trees, planted beds and borders, security lighting, large patio, all in all a most interesting garden. Buyers please note Coatham Mundeville has traditionally been considered one of the most desirable areas of Darlington.





- Individually designed and built to a high specification
- Offering flexible living accommodation
- High standard of fixtures and fittings
- Triple garage with gym above
- Triple garage with gym above
- Rear garden is ideal for entertaining and enjoying the summer
- Set in approximately 3.5 acres
- Situated over 3 floors
- Extensive block paved driveway with secure gates
- Ideal for equestrian pursuits/grazing land

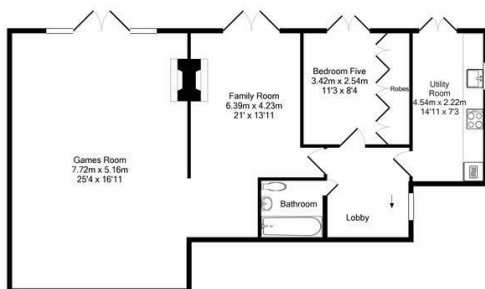
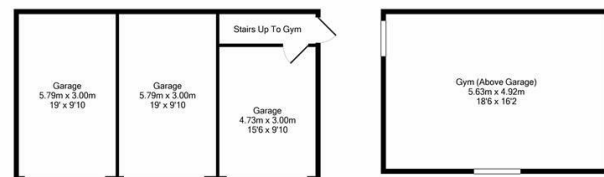
GENERAL INFORMATION

Tenure: Freehold

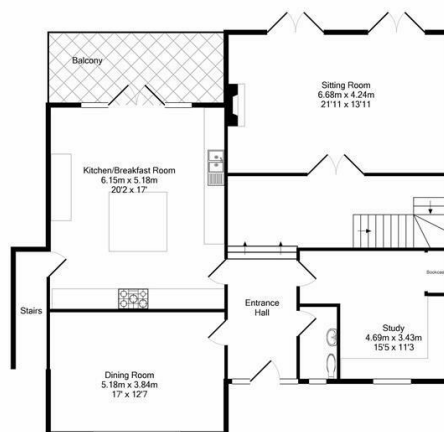
Services: Gas central heating, mains electric, water and drainage. Double glazing. Alarm

Local Authority: Darlington Borough Council (Tax Banding G)

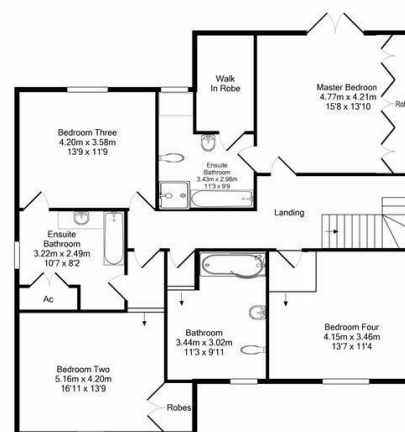
Buyers please note that should any purchaser obtain planning permission for development within the next 10 years, a claw back arrangement exists whereby our clients would receive a percentage of the sale price.



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 198.3 SQ.M.
(1811 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 124.0 SQ.M.
(1339 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 122.6 SQ.M.
(1320 SQ.FT.)

DURHAM ROAD, COATHAM MUNDEVILLE, DARLINGTON, DL1 3LZ.

TOTAL APPROX. FLOOR AREA 414.9 SQ.M. (4466 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown shall not be 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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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