



## listing



### Informazioni sull'Agente

Nome:	Tony Dobbins
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Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 661,461.21

### Posizione

Nazione:	United Kingdom
Publicato:	19/04/2025

#### Descrizione:

Built in 2022 by Robertson Homes and positioned within a quiet cul-de-sac in the highly sought-after Low Coniscliffe area, Ash Lane is an exceptional four-bedroom, three-bathroom detached property offering over 1,800 sq ft of high-quality living space. With a generous south-facing garden, a superb open-plan layout, and a location that balances rural charm with easy town access, this is a home that caters perfectly to modern family life.

Set behind a smart block-paved driveway with a detached garage, the property enjoys an attractive frontage and a real sense of privacy. The position within the cul-de-sac ensures minimal passing traffic, while the south-facing garden to the rear offers a peaceful and sunny escape ideal for outdoor dining, play, or relaxation.

Internally, the home is immaculately presented and thoughtfully designed. The entrance hall is welcoming and bright, with Amtico flooring and discreet storage. To the front, a separate lounge provides a quiet retreat for evenings or reading, while a dedicated study ensures an ideal work-from-home setup.

At the rear, the showpiece kitchen, dining and family area spans the full width of the home. Finished to an excellent standard, the kitchen features granite worktops, a central island, Quooker boiling tap, twin ovens, and an integrated induction hob and appliances. Bi-fold doors open fully to the garden, creating a



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seamless indoor-outdoor flow—perfect for entertaining or day-to-day family life.

A separate utility room with outdoor access adds to the home’s functionality, while a ground floor WC ensures convenience.

Upstairs, the four bedrooms are all generously sized. The principal suite features a walk-in wardrobe and a beautifully appointed en-suite with a large rainfall shower and vanity unit. The second bedroom also enjoys an en-suite, making it ideal for guests or older children, while the two remaining bedrooms are served by a stylish family bathroom.

The rear garden is a true highlight—south-facing, enclosed and thoughtfully landscaped. A large lawn, patio seating area, and mature fencing offer space, privacy and flexibility throughout the seasons.

Low Coniscliffe remains one of Darlington’s most desirable villages, offering countryside walks and a strong community feel, while still just minutes from town. Access to excellent schooling, shops, and commuter links via the A1(M), A66 and mainline rail make this an ideal setting for families and professionals alike.

Ash Lane is a modern, well-executed home that combines space, style and setting. With its generous plot, considered layout and turn-key condition, it presents a rare opportunity to enjoy contemporary living in a location that truly delivers on quality of life.

Call NOW to arrange your viewing.

### **Comune**

Camere da letto:	4
Bagni:	3
Finito piedi quadrati:	175 mq

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: RS2255

