



# BRICKETWOOD

Neasham, Darlington, County Durham



# BRICKETWOOD

10 DIBDALE ROAD, NEASHAM,  
DARLINGTON, COUNTY DURHAM, DL2 1PF

BRICKETWOOD IS AN INDIVIDUALLY DESIGNED, SUBSTANTIAL  
DETACHED BUNGALOW, PERFECTLY POSITIONED TO ENJOY  
ELEVATED VIEWS OVER STUNNING FARMLAND AND COUNTRYSIDE

## Accommodation

Reception Hallway • Living Room • Dining Room • Kitchen Breakfast Room  
Conservatory • Three Double Bedrooms • Family Bathroom

## Externally

Double Driveway • Double Garage with Electric Door and Store Rooms  
Well-Maintained, Landscaped Gardens  
Variety of Terracing with Seating and Entertaining Areas



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Offices also at:

Alnwick  
Tel: 01665 568310

Chester-le-Street  
Tel: 0191 303 9540

Barnard Castle  
Tel: 01833 637000

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500

Kirkby Lonsdale  
Tel: 01524 880320





### Situation and Amenities

Neasham village lies along the bank of the River Tees, approximately five miles to the south east of Darlington. It has a traditional pub whilst the nearby villages of Hurworth and Croft on Tees provide a range of amenities including a cafe, restaurant, doctors surgery, schools, community centre, convenience store, church and post office. There is a golf course approximately 1 mile from the village. The highly-regarded Rockliffe Hall in Hurworth is a 5-star hotel and spa boasting its own golf course.

Darlington 5 miles, Hurworth 1.3 miles, Middlesbrough 17.6 miles, Newcastle 43.6 miles. Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside, Newcastle and Leeds Bradford.

### Bricketwood

This immaculately-maintained, detached bungalow is located in the exceptional Neasham village, positioned on an elevated site to embrace the far-reaching views over countryside. Large picture windows are a feature of all the principal rooms, creating a light-flooded home ideal for those who enjoy spacious accommodation.

Meticulously presented and maintained, Bricketwood provides three double bedrooms in addition to the large reception rooms. Externally the immaculate gardens to the front and side are complemented by terraced patios and entertaining areas with a variety of seating spots dependant on your mood or weather.

### Accommodation

The main entrance to the property is via a covered porch with flagstone flooring, opening up into the reception hall. This light-filled, spacious area provides a lovely welcome for visitors and guests, with doors to the living room, the kitchen / breakfast room and onwards to the bedroom accommodation.



The spacious living room is dual aspect and slightly elevated, with exceptional views over farmland towards the hills beyond: a wonderful room in which to relax or entertain friends. Double doors lead into the impressive formal dining room, with a large window to the front and plenty of space to accommodate guests. There is a substantial feature fireplace and two sets of double doors opening out to the rear terraces.

The stylish, high-quality kitchen has a tiled floor, a full range of storage cupboards with granite work surfaces, wine cooler, lit display cabinets, space for a large Range oven, space for an American-style fridge freezer and plenty of room for a good-sized dining table. A door from here leads into the utility and cloakroom/w.c, which has high-quality fixtures and fittings along with plumbing for a washing machine.

A further door from the kitchen opens into the substantial conservatory at the rear, which is of uPVC construction with a Yorkshire Stone base. Boasting lovely views across the garden, this room has a feeling of privacy and is a lovely spot in which to sit with friends or enjoy some peace and quiet with a good book.



The bedroom accommodation is situated to the other side of the house and includes a double bedroom with doors opening out to the raised terrace at the front, perfect for watching the sun setting over the hills. The two remaining bedrooms are both good-sized and fitted with built-in wardrobes and furniture.

The modern, luxurious family bathroom is fully tiled and features a corner bath with jacuzzi, a step-in shower cubicle, display cabinets with lighting, two windows providing plenty of sunlight, high-quality fixtures and fittings and plenty of storage and shelving.

#### Externally

The impressive gardens of Bricketwood feature well-maintained lawns, mature planting and flower beds, looping pathways and a variety of seating areas from which to enjoy the sun or shade at different times of the day. Immediately adjacent to the front of the property, there is a raised terrace directly accessible from one of the bedrooms.



To the rear, there are further private seating areas, all bordered by mature trees and fencing, giving a feeling of privacy. A large entertaining terrace with palm trees is the perfect spot for hosting guests. Further up, there is a sunny terrace, looking down over the top of the house and out towards the hills in the distance.

#### **Garage and Parking**

To the front of the property, there is a driveway leading to electric double garage doors. Inside, there is a door to the boiler room/utility area and a further door to a large store room with shelves and hanging space.

#### **Owner's Insight**

The current owner loves watching the seasons change, viewed from the large windows which the property benefits from. The sunsets to the front are a special feature to enjoy.

#### **Tenure**

The property is freehold and will be offered with vacant possession on completion.

#### **Viewings**

Strictly by appointment with GSC Grays.  
Telephone: 01748 829 217.

#### **Local Authority**

Darlington Borough Council. Council tax band F.

#### **Services**

Mains electricity and gas. Mains water and drainage. Gas central heating.

#### **Wayleaves and Covenants**

Bricketwood is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

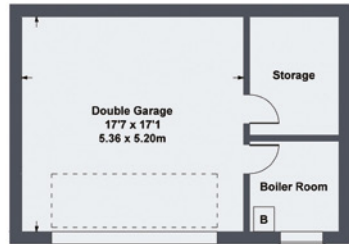
## Bricketwood, Dibdale Road, Neasham, Darlington

Approximate Gross Internal Area  
2530 sq ft - 235 sq m

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

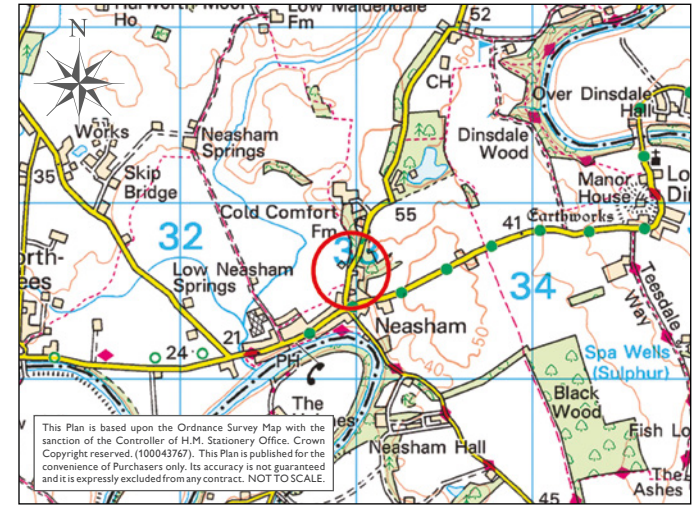
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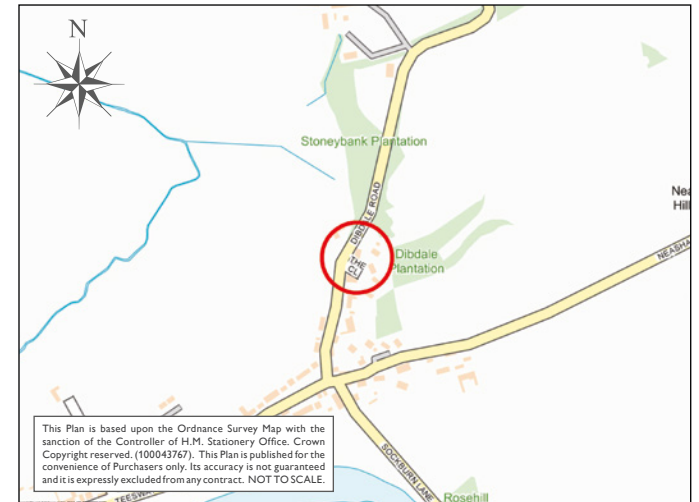
GARAGE



GROUND FLOOR

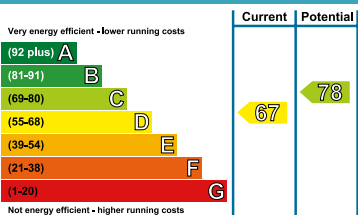


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### Energy Efficiency Rating



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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: September 2024

Photographs taken: September 2024