



9 NEW LANE  
Neasham, Darlington



**GSC GRAYS**

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# 9 NEW LANE

Darlington, County Durham, DL2 1QR

This substantial, five bedroom, detached family home with no upper chain offers superb spacious and flexible family accommodation.

The ground floor is designed perfectly for modern family living with a wonderful open-plan kitchen, dining and sitting area flooded with light from the lantern roof. There is a sitting/family room, a living room, a convenient utility room and a cloakroom/w.c.

The bedroom accommodation comprises five double bedrooms over two floors and includes a luxurious dressing area and en suite to the principal bedroom. Two further bathrooms ensure there is plenty of room for both family and guests.

Externally, there are lawned gardens to the front, side and rear. There is a driveway for several vehicles at the front and a separate, shared driveway and single garage to the rear.



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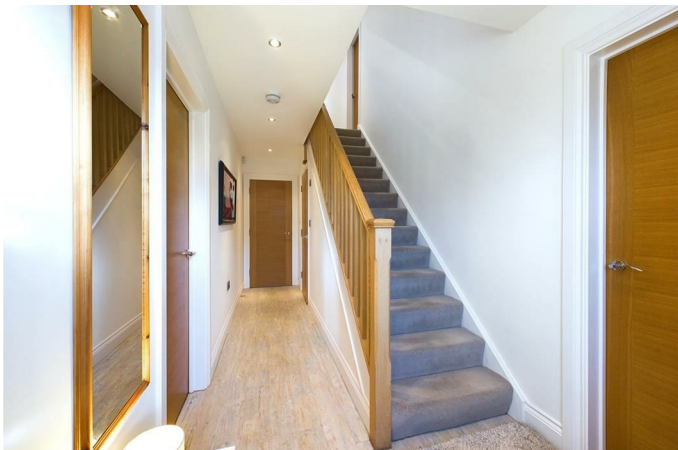


## Situation and Amenities

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 further amenities including a cafe, restaurant, doctors' surgery, schools, community centres, garages, hairdresser and barber, pubs, a convenience store, church and post office. There is a golf course approximately 1 mile from the village and there is also a bus service which stops just outside the village and links with Hurworth and Darlington.

The highly-regarded Rockliffe Hall in Hurworth is a 5-star hotel and spa boasting its own golf course.

Darlington 3 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.





### Accommodation

The entrance hall is light and welcoming and gives access to the living room, sitting room and kitchen, with stairs leading up to the first floor and an under-stairs cloakroom with w.c. All of the ground floor benefits from under-floor heating with zoned controls.

The main living room has a large window to the front, letting in plenty of sunlight, with double, glass panelled doors leading through to the kitchen, dining and family room. These can be opened up to create a light and spacious, open-plan area for family and friends, including seating, dining and study spaces.

The large kitchen is flooded with light from the lantern roof above and is well-equipped with a good range of units, storage cupboards and work surfaces: perfect for the baking enthusiast. There are twin ovens, a gas hob, under-pelmet lighting, a breakfast bar and bi-fold doors to the gardens. The adjacent utility room provides additional storage space with a further sink and plumbing for a washing machine.

To the other side of the entrance hall, the second reception room provides flexibility for a variety of uses such as a music room, sitting room, ground floor bedroom or study.



The first floor landing has a window to the front, letting in plenty of sunlight, with doors to three bedrooms and the family bathroom.

The master bedroom suite benefits from two twin wardrobes and a modern en suite with step-in shower cubicle, low-level w.c, panelled bath, towel radiator and vanity hand wash basin with storage under. Two further bedrooms both benefit from fitted wardrobes.

The modern and stylish bathroom has a bath with shower over and screen, a low-level w.c and wide vanity hand wash basin with storage under.

To the third floor, there is a shower room and two double bedrooms, both with built-in wardrobes, a Velux window and a further window overlooking farmland to the front. The shower room has been fitted with a step-in shower cubicle, a hand wash basin with storage under, low-level w.c and a window to the rear.

### Externally

To the front of the property, there is a large area of lawn with plenty of parking for several vehicles. To the rear, there is a looping drive with one dedicated parking space. This gives access to a larger-than-average single garage with up-and-over electric door, a courtesy door and a floored loft with access for storage.

The rear gardens comprise an area of lawn, a patio and a further lawn to the side, providing an additional private seating area. There is also an outdoor water tap.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Viewings

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

### Local Authority

Darlington Borough Council. Council tax band G.

### Particulars and Photographs

Particulars prepared and photographs taken February 2025.

## 9 New Lane, Neasham

Approximate Gross Internal Area  
2002 sq ft - 186 sq m  
(Excluding Garage)



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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>86</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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