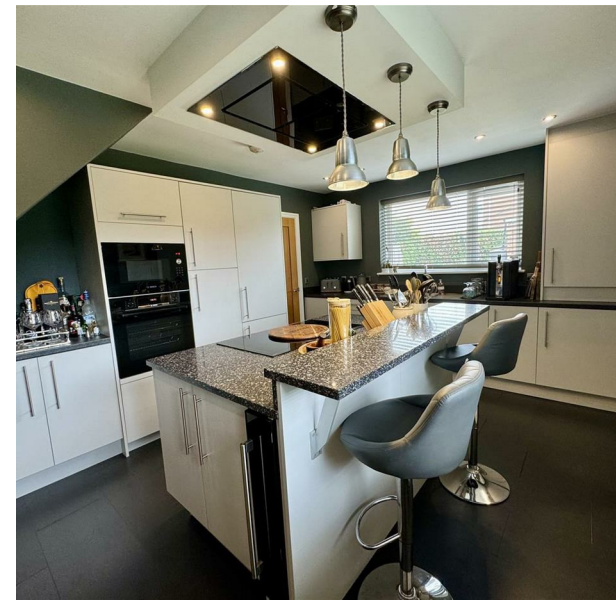


Lazenby Crescent, Darlington  
Offers in the region of £230,000





# Lazenby Crescent, Darlington

Offers in the region of £230,000  
Council Tax Band: C

\*\* VURV Estates \*\* The Art of Property -

We expect high demand for this fabulous 'Dormer' style property \* Large corner plot \* South facing garden \* Beautifully appointed throughout \* Stunning kitchen diner \* Conservatory extension \* Sought-after West End \* Walking distance to well-regarded schooling \* Significantly Improved \*

## Ground floor

Entry via double composite front doors opening to the hallway with open spindle balustrade leading to the first floor. Right off the hallway is a useful utility area and ground floor WC. Left off the hallway is the generous lounge, great for entertaining with sliding patio door to the conservatory extension, currently used for separate dining. Fabulous high-quality kitchen/breakfast room providing a range of modern units with granite island with two wine chillers. The kitchen enjoys a full range of integrated appliances commencing with a large electric ceramic hob with modern extractor above, oven, microwave, fridge/freezer, separate undercounter freezer, dishwasher, and wall mounted Combi boiler. Through the kitchen is a side/rear porch/lobby.

## First floor

Landing opening to the bedrooms and modern bathroom enjoying a bath and separate shower cubicle. Two nicely dressed bedrooms, the principal with generous eaves storage.

## Externally

The home commands a large plot predominantly laid to lawn with a resurfaced patio area. The mature hedging gives a nice sense of privacy. To the rear/side is a driveway and garage with electric roller

door, lighting, and power.

Please note:

Council tax Band - C

Tenure - Freehold

Epc - E

VURV Estates 'The Art of Property'

Selling homes in Darlington & surrounding with forward thinking Estate Agency.

Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

## Front

### Entrance Hall

### Utility room/Wc

5'4" x 7'0" (1.63 x 2.14)

## Lounge

11'0" x 19'9" (3.37 x 6.02)

## Conservatory

8'11" x 5'9" (2.73 x 1.77)

## Kitchen/Breakfast room

11'2" x 14'7" (3.41 x 4.47)

## Side/rear porch/lobby

6'8" x 6'9" (2.05 x 2.08)

## First floor landing

## Principal bedroom

11'0" x 13'4" (3.36 x 4.07)

## Second bedroom

10'10" x 8'4" (3.31 x 2.56)

## Shower room/Wc

## Rear garden

## Garage

9'0" x 19'0" (2.76 x 5.80)



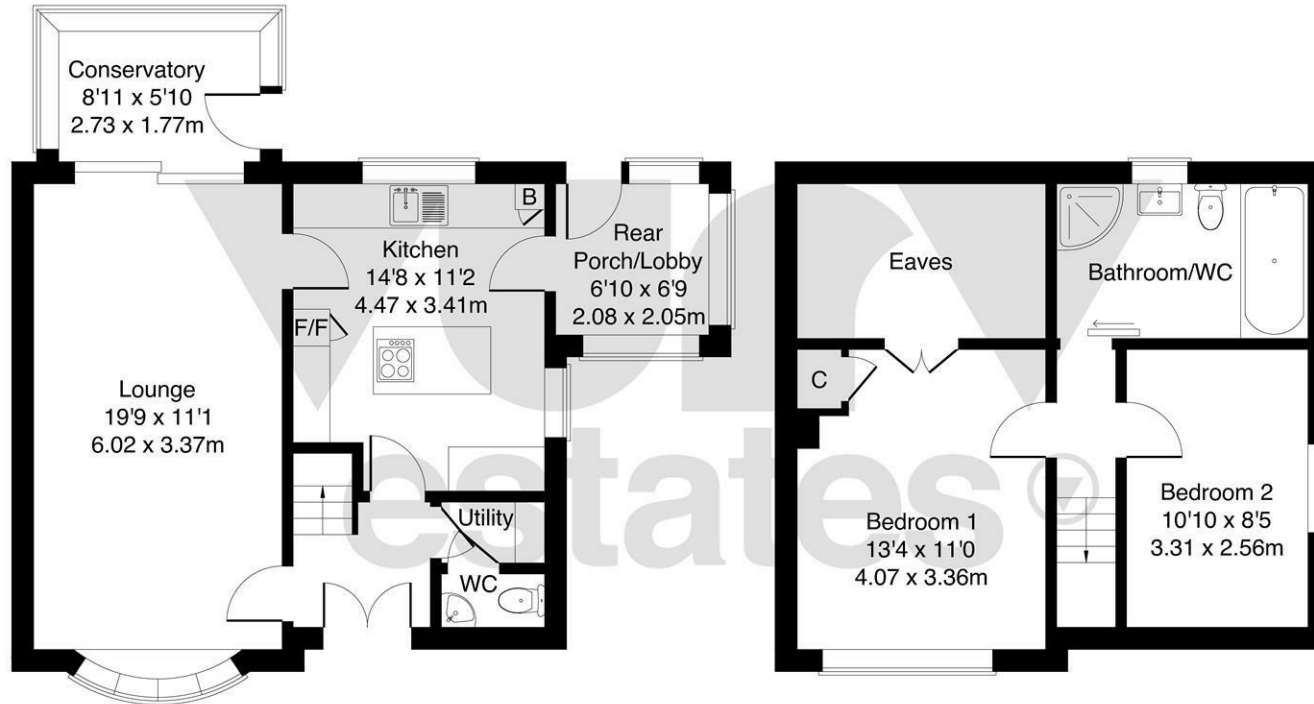






## 2 Lazenby Crescent, Darlington, DL3 9QB

Approximate Gross Internal Area: (947 sq ft - 88 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC