

Clarence Drive, Darlington, DL3 9XU  
Offers in excess of £390,000





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Council Tax Band: F

\*\* VURV Estates \*\* The Art of Property, are excited to invite viewings for 'The Coleridge', a welcoming, large scale family home, superbly positioned in one of the most exclusive developments in the West End of Darlington. One of only six homes on this most desirable cul-de-sac, this particular plot overlooking parkland to the rear \* We anticipate demand to be high \* Competitively priced in today's market \* Landscaped garden \* Generous driveway & double garage \* Walking distance to well-regarded schooling \*

#### Ground floor

Light and airy hallway with quality flooring running throughout the property. Ground floor cloak/WC, principal reception room to the front and large open plan kitchen diner/family room to the rear, cosy snug which could easily double up as a playroom or spacious office. The beautifully appointed kitchen provides an excellent range of modern units and integrated gas hob, chrome chimney style extractor, double electric oven, fridge freezer and dishwasher (never been used since new).

#### First floor landing

Four light and airy bedrooms perfect for a growing family and bathroom with modern contemporary suite. Principal bedroom of particular interest enjoying a dressing area and en-suite shower room.

#### Externally

The driveway allows parking for multiple vehicles leading to the double garage perfect for a DIY or mechanical enthusiast, featuring two electric roller doors, lighting, power, useful utility area and water tap. The rear garden has a great deal of privacy which is so often sought but not often found, as not directly overlooked. The landscaped rear garden had been paved and considered low maintenance, certainly a fabulous place to relax during those warmer months. It features an outside water tap and power point.

#### Please note:

Council tax Band - F

Tenure - Freehold

EPC - C

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.

#### Principal elevation

#### Hallway

#### Ground floor cloak room/wc

#### Principal reception room

16'6" x 11'1" (5.05 x 3.39)

#### Open plan kitchen diner/family room

16'0" x 23'6" (4.90 x 7.18)

#### Snug

9'10" x 10'5" (3.00 x 3.20)

#### First floor landing

#### Principal bedroom

9'10" x 18'2" (3.00 x 5.55)

#### Dressing area

#### En-suite

6'2" x 10'5" (1.88 x 3.20)

#### Bedroom two

11'1" x 15'0" (3.40 x 4.59)

#### En-suite

#### Bedroom three

11'5" x 10'11" (3.49 x 3.35)

#### Bedroom four

9'5" x 11'1" (2.88 x 3.39)

#### Family bathroom

6'2" x 6'8" (1.89 x 2.04)

#### Rear garden

#### Double garage

17'1" x 17'10" (5.23 x 5.46)

#### Utility area



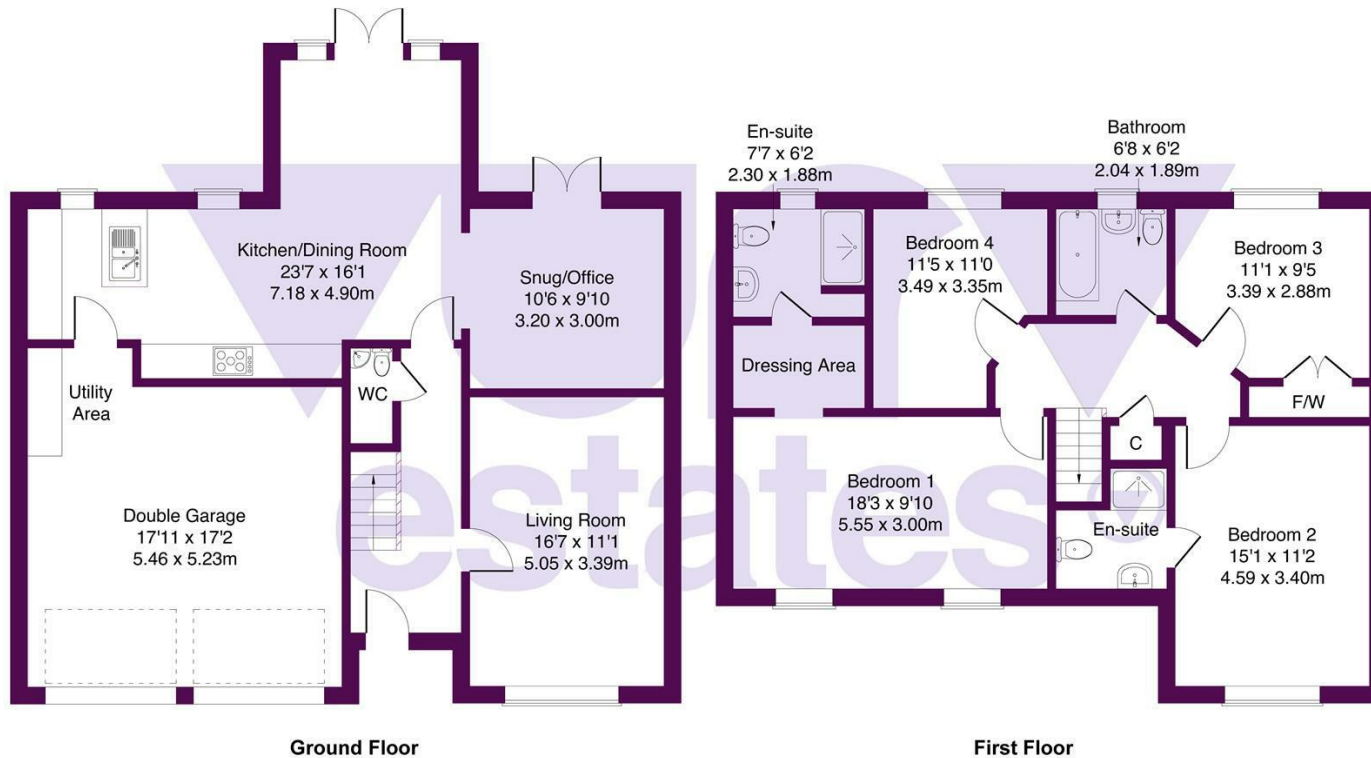






## Clarence Drive, Darlington, DL3 9XU

Approximate Gross Internal Area: (1916 sq ft - 178 sq m.)



Not to Scale. Produced by The Plan Portal 2024  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>		<b>80</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	