

Kielder Drive, Darlington, DL1 2BE
Offers in the region of £240,000



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Council Tax Band: D

**** VURV Estates ** The Art of Property**

Welcome to this charming property located on Kielder Drive in Darlington. This delightful detached house boasts 4 bedrooms, making it an ideal choice for a growing family.

Upon entering, you'll be greeted by a spacious hallway with a frosted glass banister leading to the first floor. The large principal reception room, separate dining room, plus kitchen/breakfast room is perfect for entertaining guests or simply relaxing with your loved ones.

One of the highlights of this property is the south-west facing rear garden, where you can enjoy the sunshine and create beautiful outdoor memories.

Conveniently situated within walking distance to local schooling, this home is perfect for families with children. You'll appreciate the ease of taking the children to school without the hassle of a long commute.

Built in 1973, our clients are only the second owners from new, which speaks to its desirability and the satisfaction of its previous occupants. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful home.

Ground floor

Entrance hallway with frosted glass banister, useful under stairs storage cupboard and access to ground floor/WC. Principal reception room is a light filled room running front to rear. Separate dining room with pleasant open archway to a kitchen/breakfast room. There is also access into the garage which means it is possible to reach cars under cover, a feature not to be underestimated during those colder months.

First floor

Landing with hatch allowing access to a part boarded loft and window to the front elevation allowing natural light. Four good size bedrooms, ideal for a growing family, the master enjoying fitted wardrobes. The internal accommodation is completed by a well presented shower room with double shower cubicle, vanity wash basin, WC and chrome towel radiator.

Externally

Gardens to both front and rear along with a driveway allowing parking for two vehicles leading to a garage for further secure parking or storage. The garage features an up & over door, lighting, power, plumbing for washing machine and houses the Baxi 'combi' boiler. Pedestrian side access leads you to the rear garden having that favourable South-west aspect enjoying majority of the afternoon and evening sun.

Please note:

Council tax Band - D
Tenure - Freehold
EPC Rating: D

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. Total sqft to be considered a guide only, and includes the garage.

Principal elevation

Entrance Hallway

Ground floor WC

Lounge

11'2" x 19'7" (3.42 x 5.98)

Separate dining room

9'2" x 9'10" (2.80 x 3.01)

Kitchen/breakfast room

8'9" x 12'9" (2.69 x 3.89)

First floor landing

Principal bedroom

10'4" x 14'5" (3.16 x 4.40)

Second bedroom

14'5" (narrowing to 11'0") x 9'1" (4.40 (narrowing to 3.37) x 2.79)

Third bedroom

9'0" x 10'4" (2.75 x 3.16)

Fourth bedroom

9'0" x 9'1" (2.75 x 2.79)

Shower room

9'2" (narrowing to 6'8") x 5'6" (2.81 (narrowing to 2.05) x 1.68)

Rear garden

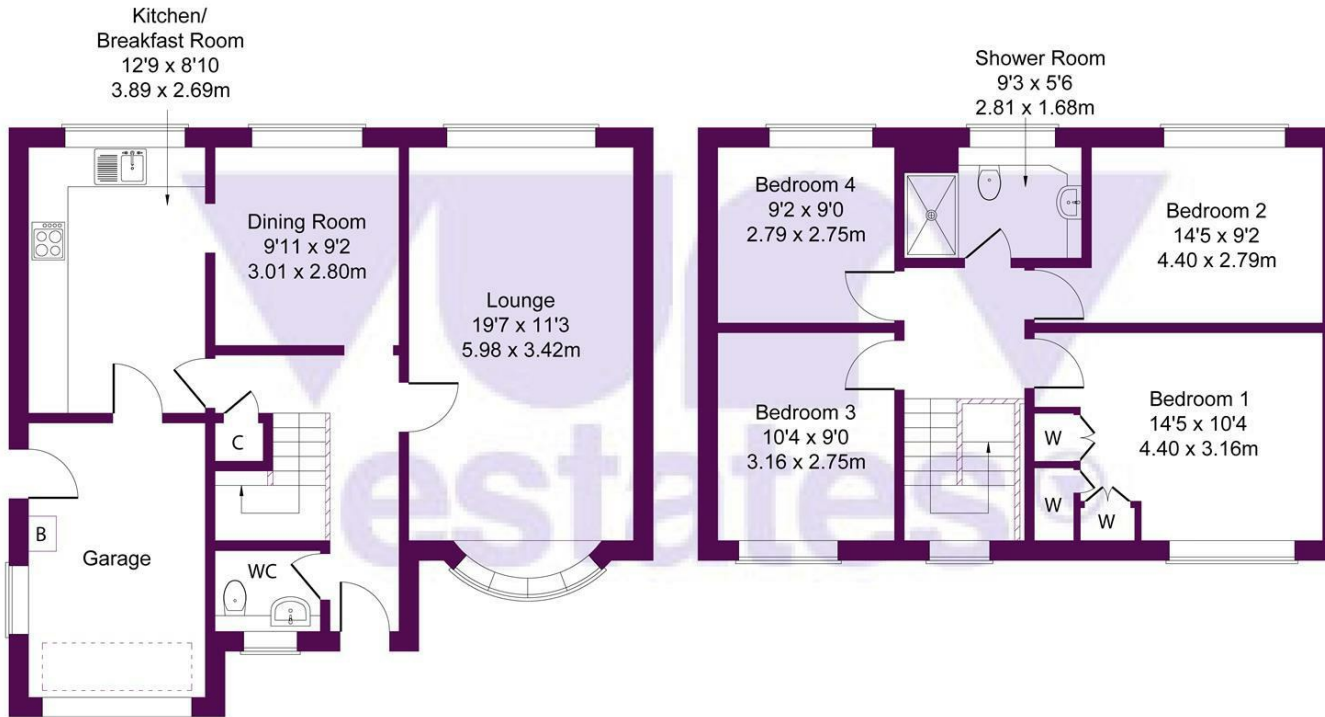
Garage





Kielder Drive

Approximate Gross Internal Area: (1313 sq ft - 122 sq m.)



Ground Floor

First Floor

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)	A		
(81-91)	B		81
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC