

Hartington Way, Darlington, DL3 0RZ
Offers in the region of £275,000



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Council Tax Band: E

**** VURV estates **** The Art of Property - A delightful position on the sought-after Oakfield Lodge development. This impressive, larger than average detached home offers a perfect blend of comfort and convenience. Built in 2003, this property has been lovingly maintained by its sole owner since new, ensuring a well-cared-for home that is ready for its next chapter.

With four generously sized bedrooms, principal bedroom complete with an en-suite, this residence is ideal for families seeking space and privacy. The two reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The low maintenance garden at the rear offers a peaceful outdoor space that is not overlooked, perfect for enjoying sunny days or evenings. Additionally, the house features parking for up to three vehicles, with a double driveway and garage, a valuable asset in this area.

Situated close to Cockerton Village and the Town Centre, residents will benefit from a range of local amenities, including shops, schools, and parks. The easy access to the A1(M) & A66 ensures that commuting to nearby towns and cities are both straightforward and efficient.

This deceptively spacious home, brought to the market with no onward chain, presents an excellent opportunity for those looking to settle in a family-friendly neighbourhood. With its ample living space, and prime location, this property is not to be missed.

UPVC double glazing plus composite front door, gas central heating and solar panels.

Ground floor

Spacious entrance hallway and principal reception room to the front with a bay window flooding the room with natural light and pleasant open aspect through to a large family/dining room great for entertaining family and friends. Kitchen/breakfast room, small utility and ground floor WC. The kitchen provides a good range of units, gas hob,

extractor, single oven, sink with mixer tap, inset lighting, breakfast bar and French doors to the garden.

First floor

Hatch allowing loft access and cupboard housing the domestic hot water cylinder. Three excellent sized bedrooms, and a family bathroom. Principal bedroom of particular interest enjoying an ensuite shower room.

Externally

Double driveway to the front leading to a garage for further secure parking or storage. Pedestrian side access to the rear garden which is not directly overlooked giving that sense of privacy which is so often sought but not often found. Considered low maintenance having been gravelled and paved.

Please note:

Council tax Band - E

Tenure - Freehold

EPC Rating: C

Total sq ft to be considered guide only, and includes garage.

VURV estates 'The Art of Property'

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Part of the well-known VURV group, embracing property networking events across the country.

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

Entrance hallway

Lounge

13'9" x 11'8" plus bay (4.20 x 3.57 plus bay)

Family/dining room

20'7" x 8'7" (6.28 x 2.63)

Kitchen/breakfast room

16'2" x 9'5" (4.95 x 2.88)

Utility/ground floor W/C

5'1" x 4'3" (1.57 x 1.31)

First floor landing

Principal bedroom

11'9" x 11'5" (3.60 x 3.48)

En-suite shower room

9'4" (into shower) x 5'5" (2.85 (into shower) x 1.67)

Second bedroom

16'4" x 9'7" (4.98 x 2.93)

Third bedroom

10'4" x 9'6" (3.17 x 2.91)

Fourth bedroom

7'6" x 11'4" (2.31 x 3.47)

Bathroom

6'3" x 7'6" (1.93 x 2.30)

Garage

8'7" x 16'8" (2.64 x 5.09)

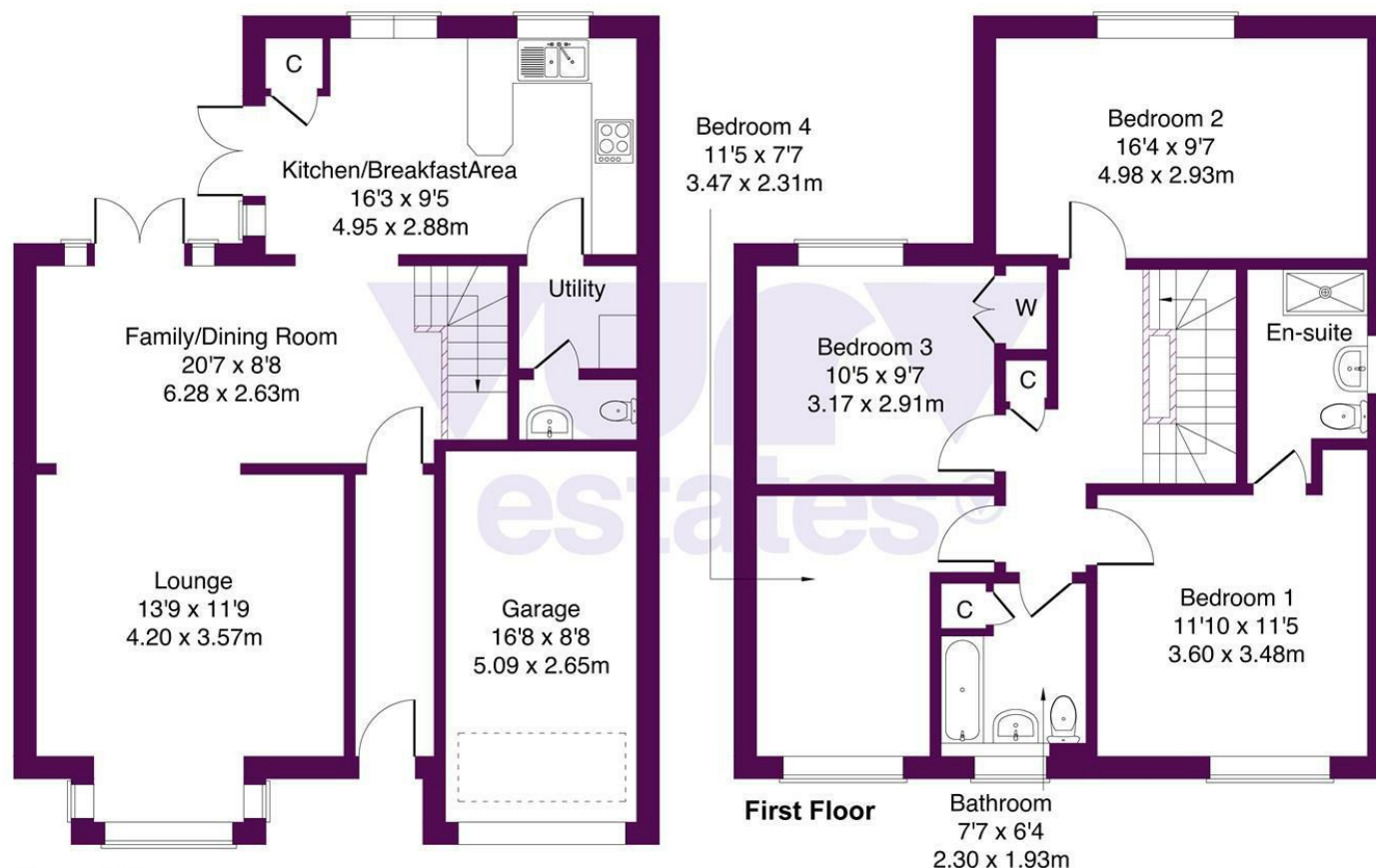
Rear garden





Hartington Way

Approximate Gross Internal Area: (1496 sq ft - 139 sq m.)



Ground Floor



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	77
(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	