

Conyers Grove, Darlington, DL3 9DF
Offers in excess of £250,000



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Council Tax Band: C

Located in the desirable Mowden development of Darlington's sought-after West End, this charming 3/4 bedroom semi-detached home on Conyers Grove presents an excellent opportunity for families and professionals alike. The property boasts a generous layout, and a favourable corner plot. With four well-proportioned bedrooms, including a cleverly converted garage that serves as a fourth bedroom or an additional reception room, this home is both versatile and accommodating.

The property includes a well-appointed bathroom and a useful ground floor utility room and WC, enhancing the practicality of everyday living. The corner plot offers a sense of space complemented by the driveway and garage.

One of the standout features of this home is its proximity to well regarded primary and secondary schools, making it an excellent choice for families seeking quality education for their children.

Viewings are strongly recommended to fully appreciate the potential of this property, whether you are looking for a family home or a place to settle down.

It benefits from uPVC double glazing, plus composite front door and gas central heating via a high spec Worcester Bosch Combi boiler which was installed in 2024.

Ground Floor
Entrance hallway, principal reception room to the front, fitted kitchen, separate dining/sitting room overlooking the garden. Useful Utility & WC. Converted garage to allow for a ground floor bedroom or third reception room.

First Floor
Landing with hatch allowing loft access. Modern bathroom including a bath & separate double shower cubicle. Three bedrooms, two doubles and a good size single.

Externally
The home commands a corner plot with gardens to the front, side and rear, plus driveway leading to a further

garage for secure parking or storage.

Please note:
Council tax Band - C
Tenure - Freehold
EPC Rating: D
Total sq ft to be considered guide only, and includes the garage.

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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
Front/Side Garden
Entrance Hallway
6'0" x 11'2" max (1.83 x 3.41 max)

Lounge
12'2" max x 16'3" (3.71 max x 4.96)

Kitchen
8'1" x 13'11" max (2.47 x 4.26 max)

Sitting/Dining Room
10'3" x 8'9" (3.14 x 2.69)

Fourth Bedroom/Reception Room
9'0" x 18'3" max (2.75 x 5.58 max)

Utility Room
8'8" max x 9'0" max (2.65 max x 2.75 max)

Ground Floor Cloak/WC
First Floor Landing

Principal Bedroom
11'7" x 12'9" (3.55 x 3.91)

Second Bedroom
10'2" x 9'10" (3.11 x 3.01)

Third Bedroom
6'9" x 8'11" (2.07 x 2.72)

Bathroom
8'2" x 8'2" max (2.50 x 2.50 max)

Rear Garden

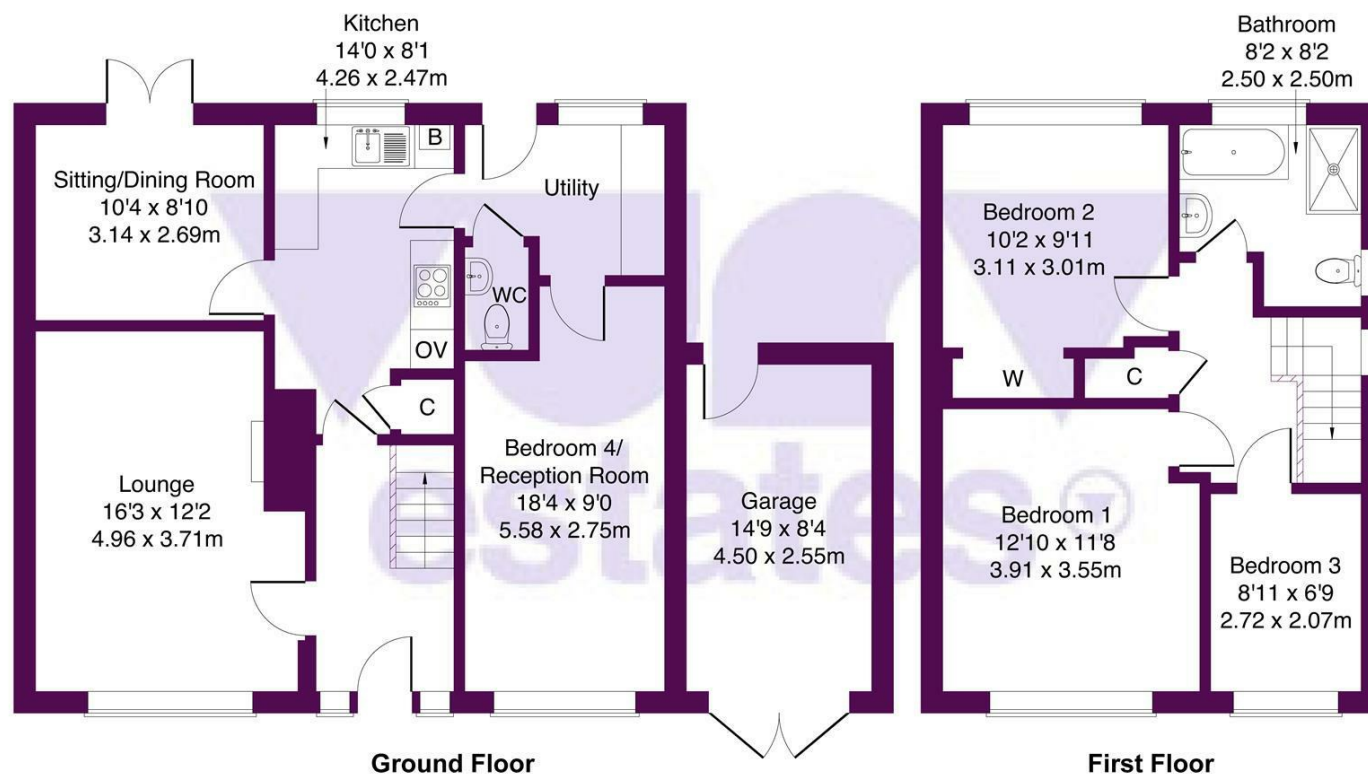
Garage
8'4" x 14'9" (2.55 x 4.50)





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Approximate Gross Internal Area: (1345 sq ft - 125 sq m.)



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC