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Merrybent
Darlington, DL2 2LB

Offers in the region of £425,000

Bungalow - Detached
4 Bedroom/s
2 Bathroom/s

CLIFTON LODGE is truly a magnificent FOUR bedroomed detached BUNGALOW which occupies a superb position with fabulous views to the front over fields and countryside perfect for your countryside walks. Located within the picturesque village of MERRYBENT on the outskirts of Darlington, As soon as you go through the privacy gates and pull onto the extensive sweeping driveway which allows parking for several vehicles and in turn leads to a DOUBLE GARAGE with additional SINGLE GARAGE and further parking to the rear of the property, you will notice the manicured gardens to the front of the property, which are perfect for enjoying the summer sun as the bungalow offers South Facing aspect to the front. Internally this home offers expansive living with quality fixtures and features throughout which are only apparent on internal viewing. This will certainly be your forever home.

Merrybent is conveniently placed for anyone requiring access to Darlington, Barnard Castle, A1m and also the train station.





- PICTURESQUE VILLAGE LOCATION
- GARDEN TO THE FRONT
- NO ONWARD CHAIN
- EXTENSIVE SWEEPING BLOCK PAVED DRIVEWAY
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER
- SIZEABLE PLOT
- PRESENTED TO A HIGH STANDARD INTERNALLY
- PRIVATE PLOT
- DOUBLE GARAGE + SINGLE GARAGE TO THE REAR
- FOUR BEDROOMS

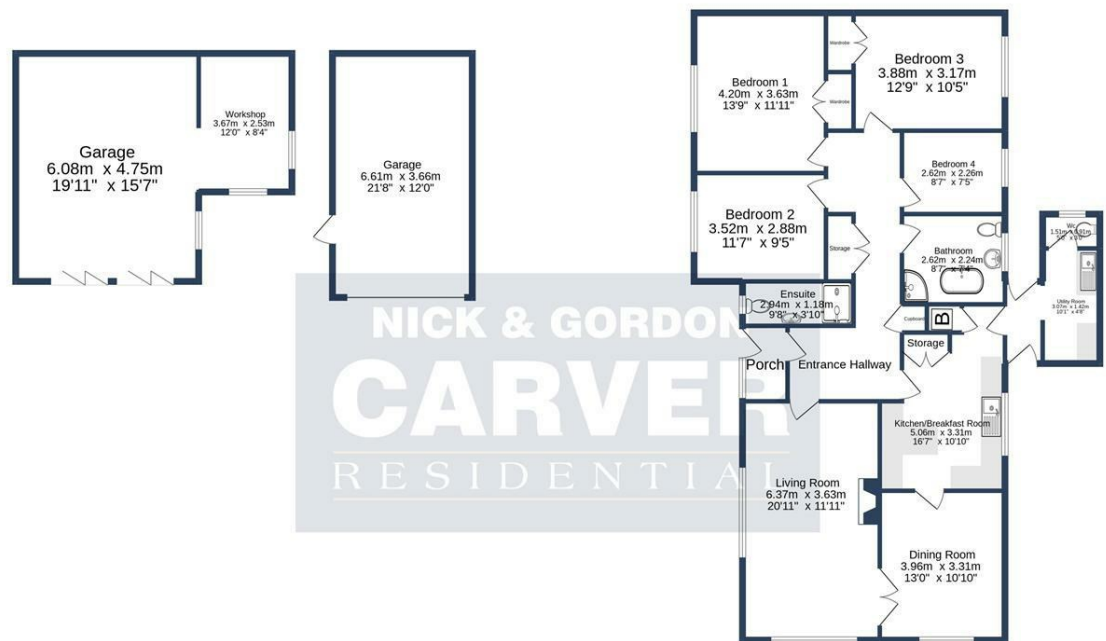
GENERAL INFORMATION

Tenure: Freehold

Services: OIL central heating, mains electric, water and drainage.

PVC Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)



NICK & GORDON
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GROUND FLOOR
 193.9 sq.m. (2087 sq.ft.) approx.

MERRYBENT, DARLINGTON. DL2 2LB.

TOTAL FLOOR AREA: 193.9 sq.m. (2087 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MAB 6202



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