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Leconfield,

Darlington, DL3 8HL

**Offers in the region of £475,000**

House - Townhouse  
5 Bedroom/s  
2 Bathroom/s

Located within a popular cul-de-sac location in the heart of the West End of Darlington, within walking distance to the town centre this is a large home set over three floors and totalling 2615sq ft (243m2). This fine home also has off street parking, single garage and pleasant rear garden. The spacious entrance hallway with cloakroom/WC leads into the modern, open plan L shaped kitchen/dining/family room with a recently fitted kitchen with integral appliances and quartz work surfaces. This room has double aspect and French doors opening to the rear garden. There is also a useful utility room with matching units and pantry cupboard, built in fridge and separate freezer, and a modern combi boiler. There is also a door to the rear garden and door to the integrated single garage. To the first floor there is a spacious further reception room with a part partitioned space beyond the formal seating area. There are two bedrooms on the first floor with the main bedroom suite having a bespoke built-in wardrobe within the dressing area which leads into the ensuite bathroom beyond. To the uppermost floor there are a further three double bedrooms and a recently fitted bathroom. Externally, there is a double width driveway to the front and to the rear there is an enclosed garden with paved patio, lawn, borders and seating area.





- LARGE THREE STORY HOME
- WEST END OF DARLINGTON
- EASY ACCESS TO EXCELLENT LOCAL SCHOOLS

- GARDEN, GARAGE AND DRIVEWAY
- CUL-DE-SAC LOCATION
- TOWN CENTRE AND SHOPS NEARBY

**GENERAL INFORMATION:**

Tenure: Freehold

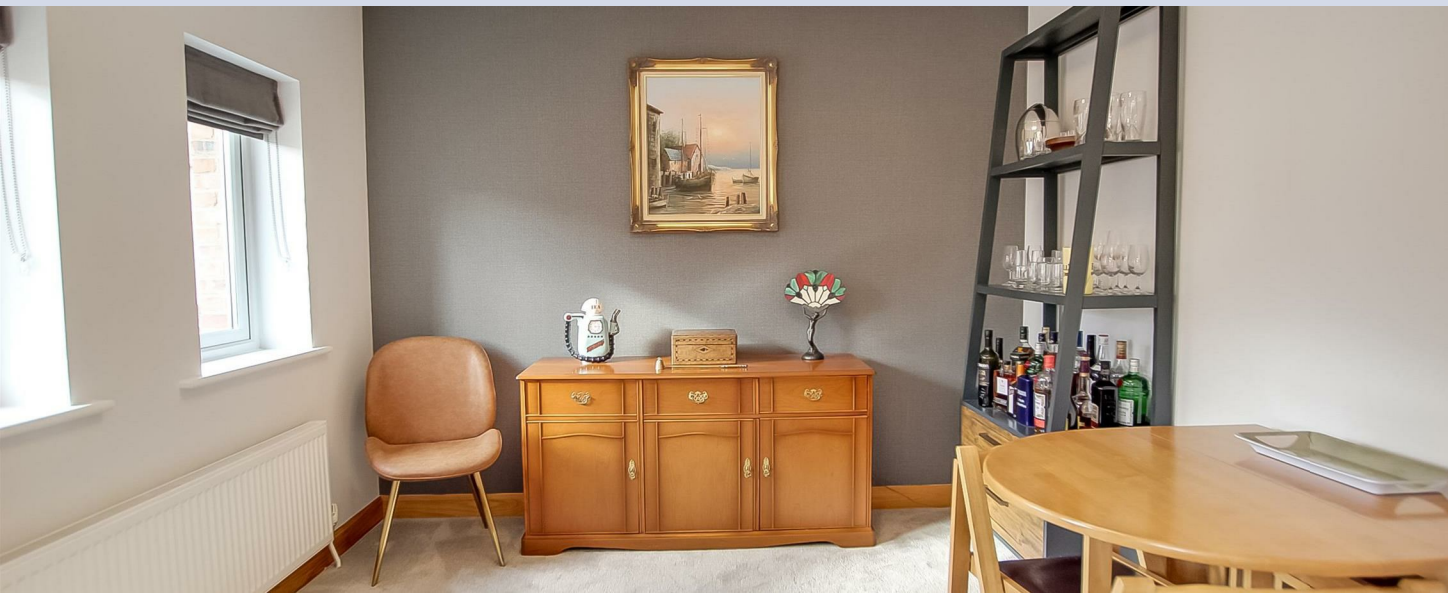
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington (Tax Banding G)

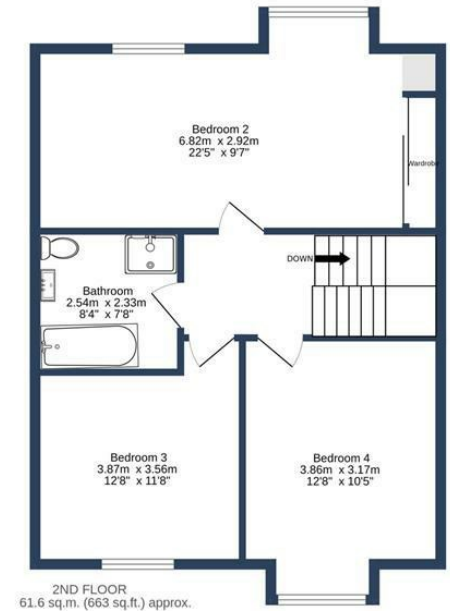
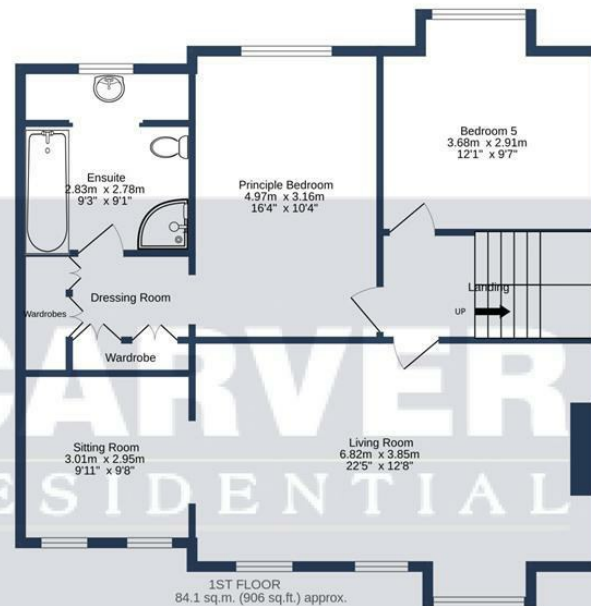
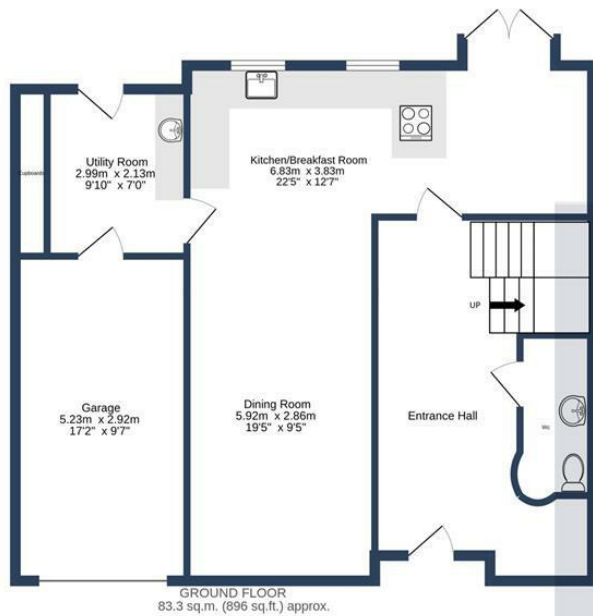
Annual charge of £47.75 as a contribution towards maintenance of communal spaces.







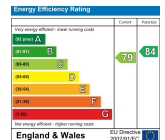




LECONFIELD, DARLINGTON. DL3 8HL.

TOTAL FLOOR AREA : 229.0 sq.m. (2465 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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