



Nestled in the tranquil cul-de-sac of Leven Gardens, this impressive modern detached house offers a perfect blend of comfort and style. Situated within the sought-after Ashbrook development, this property is ideal for families seeking a welcoming and spacious home.

As you enter, you are greeted by a welcoming hallway that leads to two well-appointed reception rooms. The living room features a charming fireplace, creating a warm and inviting atmosphere for relaxation and entertaining, also having a conservatory with views over the rear gardens. The heart of the home is undoubtedly the open-plan refitted kitchen and dining area, which is perfect for family gatherings and culinary adventures. Adjacent to this space is a delightful conservatory, providing a bright and airy spot to enjoy the views of the mature, established gardens.

The property boasts four generously sized bedrooms, with the master bedroom benefiting from an en-suite bathroom for added convenience. Each room has been extensively improved throughout, ensuring a modern and comfortable living experience.

Outside, the extensive block-paved driveway leads to a garage, providing ample parking space for residents and guests alike. The beautifully maintained gardens offer a serene outdoor retreat, perfect for enjoying the fresh air or hosting summer barbecues.





- EXTENDED FOUR BEDROOMED DETACHED PROPERTY
- CUL-DE-SAC LOCATION
- FULLY DOUBLE GLAZED CONSERVATORY
- EN-SUITE OFF MASTER BEDROOM
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER

- SMALL EXCLUSIVE DEVELOPMENT
- TWO RECEPTION ROOMS
- GROUND FLOOR CLOAKS/WC
- EXTENSIVE BLOCK PAVED DRIVEWAY LEADING TO GARAGE
- EASY ACCESS TO THE A1M/A66 & THE RAILWAY STATION

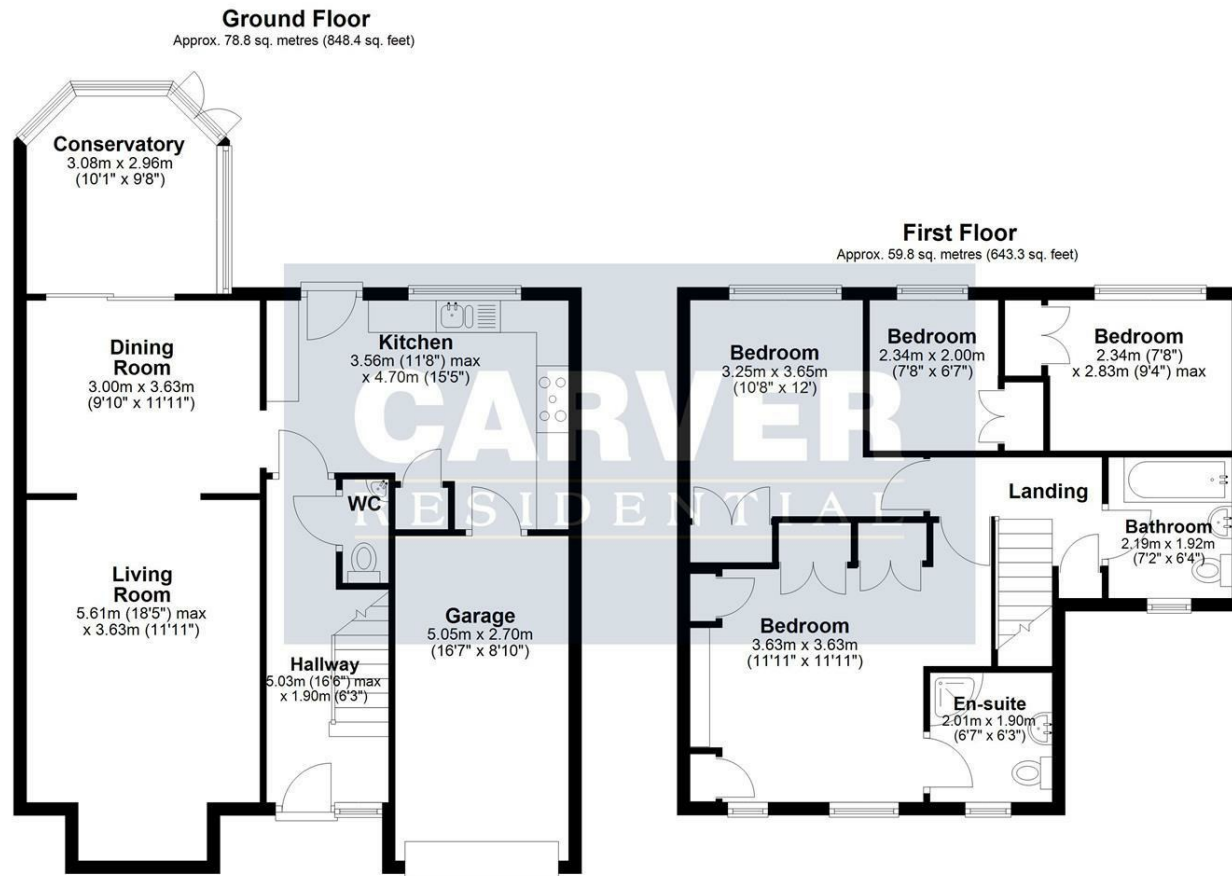
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)



Total area: approx. 138.6 sq. metres (1491.7 sq. feet)
4 Leven Gardens, DARLINGTON

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

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MAB 6202



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