



**** FABULOUS PICTURESQUE LOCATION ** ** GENEROUS GARDENS TO FRONT AND REAR ****
**** COUNTRYSIDE VIEWS ** ** ATTIC ROOMS, IDEAL FOR STORAGE ****
**** CONSERVATORY EXTENSION ****

We anticipate demand to be high for this spacious three bedroom detached bungalow superbly positioned in the sought-after village of Merrybent which lies to the West of Darlington. The bungalow is nicely set back enjoying a good size front garden, generous driveway, two car ports, two garages and beautifully tended rear garden with pleasant views over adjoining countryside giving a special blend of peace and tranquillity, which is so often sought but, not often found.

The bungalow is in need of some updating which has been reflected within the competitive asking price, with viewings strongly recommended at your earliest opportunity to appreciate what this home has to offer both inside and out. In our opinion, the home would appeal to a variety of buyers and has a huge amount of potential for further extension, subject to the relevant consent.

Council tax band D. Freehold basis. EPC Band F
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Merrybent, Darlington, DL2 2LB

3 Bed - Bungalow - Detached

£295,000

EPC Rating: G

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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In brief the accommodation comprises of a light and airy hallway with fitted wardrobe/cloaks cupboard, excellent sized lounge perfect for entertaining family and friends enjoying lovely views to the front. Fitted kitchen providing range of units with laminate work surfaces incorporating a sink unit, electric ceramic hob, extractor hood and single oven. Conservatory extension which is fully uPVC double glazed with tiled flooring and access to the garage, which means it is possible to reach cars undercover, a feature not to be underestimated during those colder months. There are three good size bedrooms. The third bedroom can easily double up as a separate dining room. Completing the ground floor accommodation is a wet room with shower area, basin and w.c. Off the hallway there is paddle style space saver staircase to the first floor where you will find a significantly improved loft with landing and two rooms allowing substantial storage (no building regulations to consider these as bedrooms).

EXTERNALLY

A beautiful rural setting, the bungalow enjoys excellent curb appeal on a substantial plot. Two sectional gardens to the front which are laid to lawn with mature flowering borders. Driveway allowing parking for multiple vehicles leading to a carport and garage for further secure parking or storage. The garage has up and over doors to both front and rear elevations, a second car port leading to a second timber garage/shed perfect for a mechanical or DIY enthusiast. The rear garden enjoys those peaceful views over the countryside, once again laid to lawn along with a patio area, perfect for those warmer months. There are useful storage sheds.

ENTRANCE HALLWAY

LOUNGE

17'11x13'5 (5.46mx4.09m)

KITCHEN

12'3" x 9'6" (3.75m x 2.92m)

CONSERVATORY

17'9x7'11 (5.41mx2.41m)

BEDROOM

12'5x11'2 (3.78mx3.40m)

BEDROOM

12'10x11' (3.91mx3.35m)

BEDROOM

12'3" x 7'9" (3.75m x 2.37m)

WET ROOM/W.C.

FRONT EXTERNAL

REAR GARDEN



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Merrybent

Approximate Gross Internal Area
1776 sq ft - 165 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 21 | 53 |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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