



**** SPACIOUS FAMILY HOME ** ** CONSERVATORY ** ** LARGE REAR GARDEN **
** NEWLY REFURBISHED BATHROOM and EN-SUITE ** ** GOOD TRANSPORT LINKS **
** LOG CABIN IN REAR GARDEN ****

Smith and Friends are delighted to offer for sale this beautifully presented four bed detached home. Situated in a quiet cul de sac on Northwood Park in the ever popular Harrogate Hill area of Darlington the property benefits from having full uPVC double glazing and gas central heating. The property, which has been lovingly maintained by the current owners, has most recently undergone a bathroom and en-suite makeover and new garage door.

Local amenities are close by including shops, schools and supermarkets. Good transport links to the A66, A1(M) and train station are also within easy reach.

In our opinion, the property will suit a variety of purchasers and must be viewed to fully appreciate what this home has to offer. Early viewing is highly recommended.

Please Note: Council Tax Band D. Freehold basis. EPC Band B.
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Girton Walk, Darlington, DL1 2YF

4 Bed - House - Detached

Offers Over £270,000

EPC Rating: B

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Girton Walk, Darlington, DL1 2YF



GROUND FLOOR

A welcoming entrance leads to a lounge and stairs to first floor. The generously sized lounge features an electric fire with surround and door accessing the kitchen/diner. Comprising of a range of wall and base units and contrasting worktops, the contemporary gloss kitchen benefits from having space for a cooker, fridge freezer and dishwasher. Additionally there is an under stairs storage cupboard. The well proportioned dining area has ample space for a large dining table and sliding doors to the light and bright conservatory. A large utility which is accessed from the kitchen benefits from having plumbing for automatic washing machine, space for tumble dryer and door leading to a good sized cloakroom comprising of a low level w.c. and wash hand basin with vanity unit.



FIRST FLOOR

A spacious landing area benefitting from having a storage cupboard and loft access leads to four good sized bedrooms and bathroom. There are three double bedrooms with the master and second bedroom featuring fitted wardrobes and a well proportioned single bedroom. The well appointed en-suite comprises of a shower cubicle, wash hand basin with vanity unit and low level w.c. The family bathroom comprises of a bath with overhead shower, wash hand basin with vanity unit, low level w.c. and heated towel rail.



EXTERNALLY

To the front of the property, the garden is laid to lawn. A driveway leads to an integral garage benefitting from an up and over door and separate rear door. A side gate accesses the well established, tiered rear garden featuring raised beds with mature plants and shrubs and lawned, decked and patio areas, making it an ideal space to enjoy in the warmer months. There is also a log cabin with raised decking, light, power and a cable TV connection.



ENTRANCE HALL

LOUNGE

12'11" x 13'10" (3.94m x 4.24m)

KITCHEN/DINER

17'2" x 10'9" (5.24m x 3.29m)

CONSERVATORY

14'6" x 8'11" (4.42m x 2.74m)

UTILITY AREA

7'9" x 11'3" (2.37m x 3.44m)

CLOAKROOM/W.C.

FIRST FLOOR LANDING

BEDROOM

10'3" x 11'7" (3.13m x 3.55m)

EN-SUITE SHOWER ROOM

BEDROOM

12'7" x 7'10" (3.85m x 2.40m)



Girton Walk, Darlington, DL1 2YF



BEDROOM

7'0" x 8'7" (2.14m x 2.64m)

BEDROOM

9'3" x 10'10" (2.82m x 3.31m)

BATHROOM/W.C.

8'4" x 6'4" (2.55m x 1.94m)

FRONT EXTERNAL

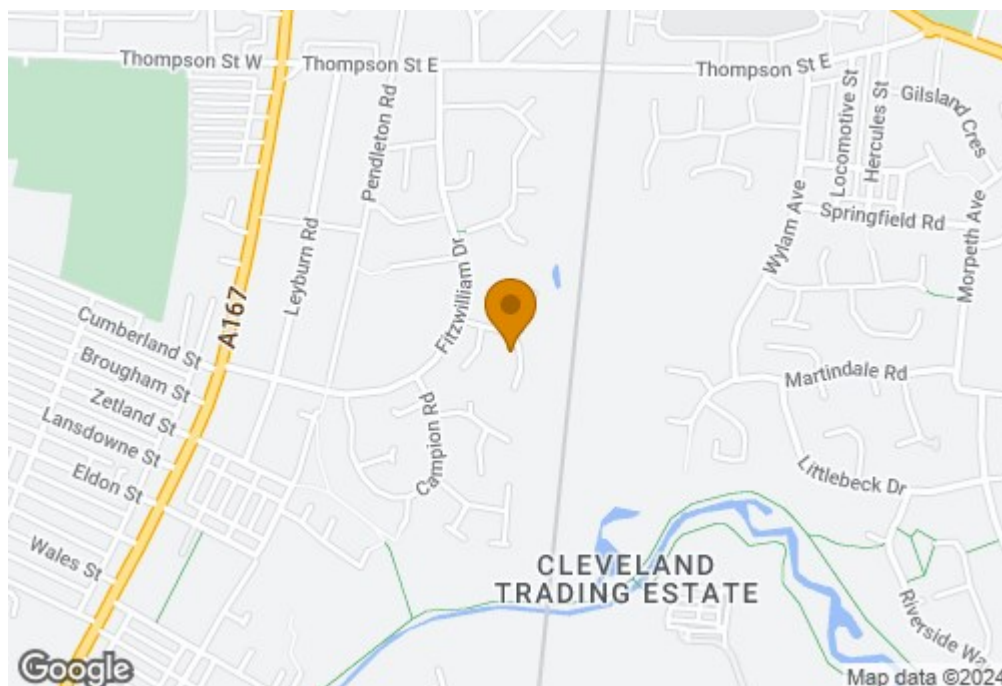
REAR GARDEN

LOG CABIN

12'5" x 9'1" (3.79m x 2.78m)

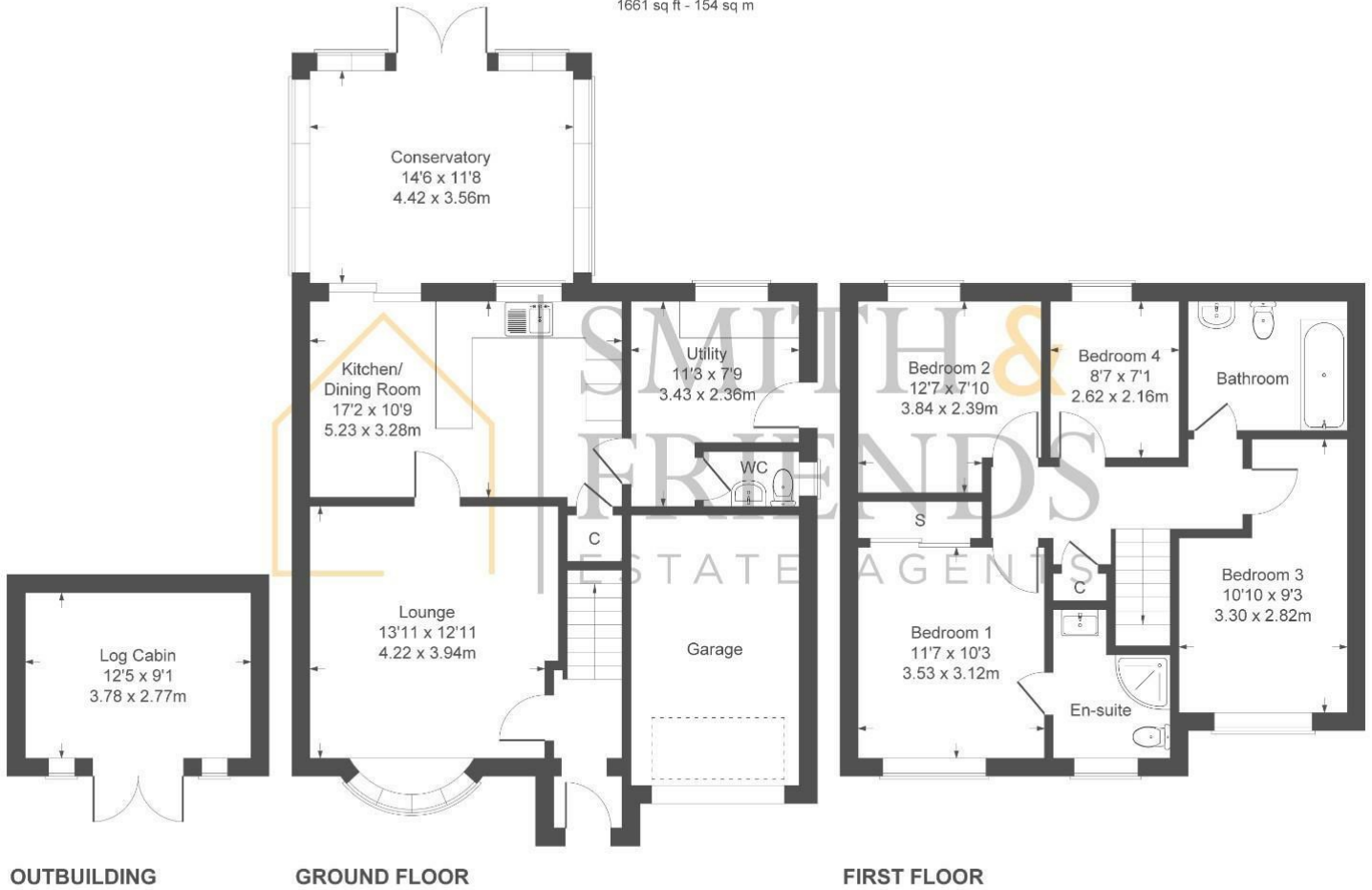
GARAGE

8'7" x 17'1" (2.62m x 5.21m)



Sudbury Road

Approximate Gross Internal Area
1661 sq ft - 154 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	84	84
(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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