



This stunning four-bedroom, two-bathroom detached home in Darlington, crafted by a premier builder, offers modern living with luxurious touches. Newly built, it features a spacious open-plan layout, seamlessly blending the kitchen, dining and living areas for a bright, airy feel. The kitchen is fully equipped with high-end appliances and sleek countertops, perfect for family gatherings and entertaining.

All four bedrooms are generously sized, with the master offering en-suite. The family pristine bathroom features contemporary fixtures and finishes, ensuring comfort and convenience. A standout feature is the charming sunroom, providing an ideal space for relaxation, basking in natural light while overlooking the beautifully landscaped garden.

The garden is meticulously designed with lush greenery, perfect for outdoor activities or peaceful retreat. Ample parking space and a private driveway enhance the home's practicality. Positioned in a desirable Darlington location, this property exemplifies quality craftsmanship and modern.

elegance. The cherry on the cake is the off street parking for a number of vehicles with detached garage and convenience door.

Please Note: Council tax band D. Freehold basis. EPC Band B
Please contact Smith & Friends to arrange a viewing.

Cheeryble Chare, Darlington, DL2 2WT

4 Bed - House - Detached

£325,000

EPC Rating: B

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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Entrance Hall

Lounge
13'8x10'9 (4.17mx3.28m)

Kitchen
8'11x23'4 (2.72mx7.11m)

Sun Room
10'2x10'6 (3.10mx3.20m)

Utility/Laundry Room

Office
7'1x7'2 (2.16mx2.18m)

Ground Floor w.c.

First Floor Landing

Bedroom
12'11x10'9 (3.94mx3.28m)

En-suite

Bedroom
8'10x8'11 (2.69mx2.72m)

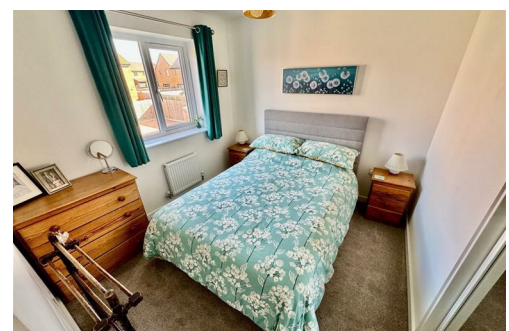
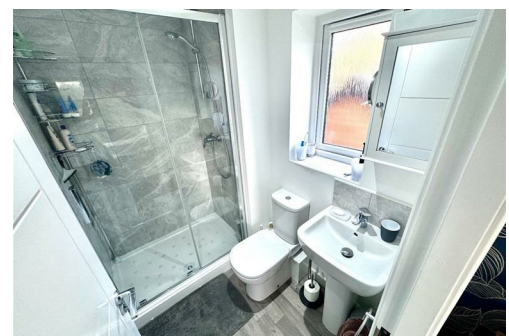
Bedroom
9'9x6'9 (2.97mx2.06m)

Bedroom
7'4x12' (2.24mx3.66m)

Bathroom/w.c.

Rear garden

Front external



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Approximate total area⁽¹⁾
1215.57 ft²
112.93 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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			100
(92 plus) A			
(81-91) B		82	
(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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