



**** VIRTUAL TOUR AVAILABLE ****

**** PICTURESQUE VILLAGE LOCATION ** ** QUIET CUL DE SAC ** ** GARDEN ROOM EXTENSION ****
**** GENEROUS CORNER PLOT ** ** VIEWINGS STRONGLY RECOMMENDED ****

Brought to the market with NO ONWARD CHAIN we anticipate demand to be high for this well appointed three bedroom detached bungalow which lies to the West of Darlington in the highly sought-after village of Stapleton. One can walk for miles and enjoy scenic beauty or simply relax and unwind in the privacy of your own gardens. You can enjoy this rural setting with the bungalow, whilst also enjoying the convenience with only a short drive to the A1(M) and A66.

The bungalow has excellent curb appeal, nicely set back in this peaceful cul de sac. There is a double driveway, a garage and a useful outside utility/store. The home has been well cared for and benefits from uPVC double glazing, gas central heating and neutral décor. In our opinion, it will certainly appeal to a variety of buyers, including a family or a spacious retirement home.

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

Strawgate Grove, Stapleton, Darlington, DL2 2RR

3 Bed - Bungalow - Detached

Offers Over £300,000

EPC Rating: D

Council Tax Band: D

Tenure: Freehold



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In brief the accommodation comprises of an entrance vestibule leading to a light and airy hallway with useful cloaks cupboard, further cupboard housing the Baxi combi boiler and hatch allowing loft access. Excellent sized principal reception room enjoying views to the front, perfect for entertaining family and friends. There is a bow style window flooding the room with natural light, second window to the side elevation and attractive wall lights. Nicely appointed kitchen with a range of modern wall and base units, laminate work surfaces incorporating a sink unit with mixer tap, gas hob with cooker hood and double electric oven. Through the kitchen is the garden room extension which is fully uPVC double glazed, allowing for further useful living accommodation. Three good size bedrooms, two doubles and a single, the master and third bedroom both enjoying built-in wardrobes. To complete the internal accommodation is a modern, refurbished shower room with double walk-in shower, wash hand, basin and w.c.

EXTERNALLY

In the desirable Stapleton village this bungalow is located at the head of a choice cul-de-sac, with gardens to front side and rear. There is an open lawn garden to the front with a generous double driveway allowing parking for multiple vehicles leading to the garage for secure parking or storage, with electric up and over door, lighting and power. A utility room to the rear of the garage with a sink unit and a range of cupboards. The garage and utility also has had a new roof. There is a large side garden which has been extremely well maintained which would allow for a further extension if desired, subject to the relevant consent and building regulations. It is currently laid to lawn with mature flowering borders, garden shed, and stoned wall rear boundary. To the rear of the bungalow is a private paved patio area allowing access to both the garage and outside utility/store.

ENTRANCE VESTIBULE

HALLWAY

PRINCIPAL RECEPTION ROOM

11'9" x 20'11" (3.59m x 6.39m)

KITCHEN

7'11" x 11'6" (2.43m x 3.53m)

GARDEN ROOM

9'10" x 7'8" (3.01m x 2.35m)

BEDROOM

14'0" x 9'2" (4.29m x 2.80m)

BEDROOM

10'6" x 10'10" (3.21m x 3.32m)

BEDROOM

6'11" x 8'5" (2.11m x 2.57m)

SHOWER ROOM/W.C.

FRONT EXTERNAL

UTILITY/STORE

10'8" x 8'3" (3.27m x 2.53m)

REAR GARDEN



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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		82
(69-80) C	68	
(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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