



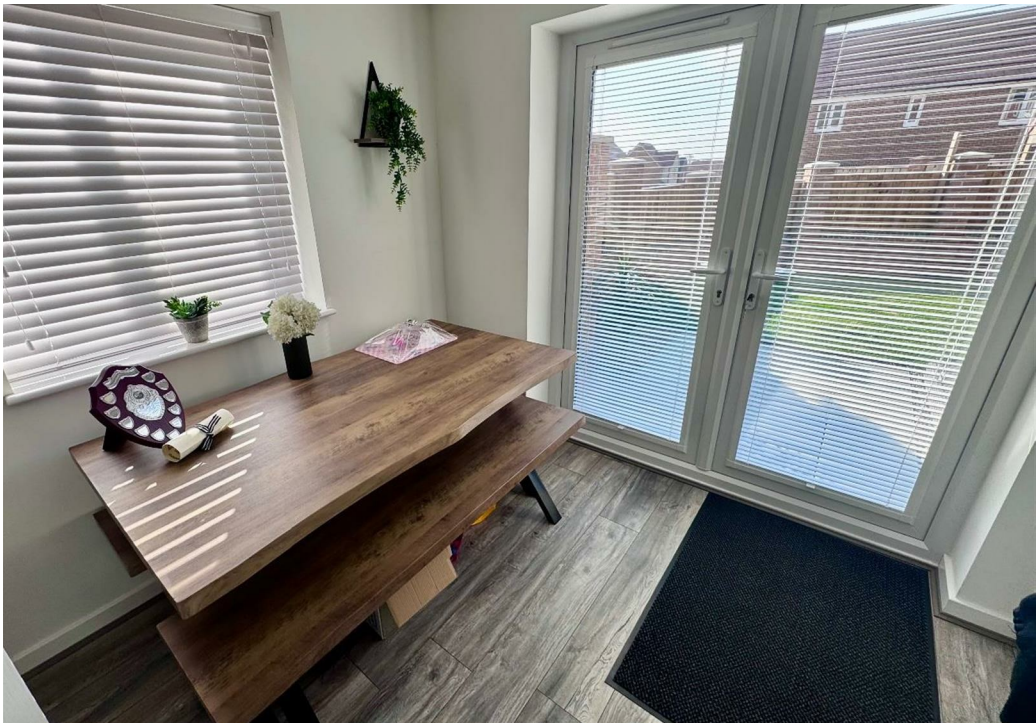
**Gooseberry Grove, DL1 3FN**  
**3 Bed - House - Detached**  
**£225,000**

**Council Tax Band: D**  
**EPC Rating: B**  
**Tenure: Freehold**



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# Gooseberry Grove, DL1 3FN

This modern three-bedroom detached property, located in the sought-after Harrow Hill area of Darlington, offers a fantastic opportunity for those looking for a spacious and contemporary home. Built only two years ago, it still benefits from its NHBC cover, providing peace of mind for any new homeowners. The house is positioned on a corner plot, offering both privacy and additional outdoor space, with a driveway and a garage for convenient off-road parking. Inside, the property boasts a light and airy interior that has been thoughtfully designed to maximize space and modern living. The layout is perfect for families or those who enjoy entertaining, with a stylish open-plan feel to the main living areas. The property includes a well-appointed en suite shower room off the master bedroom, as well as a spacious family bathroom. With large windows throughout, the rooms are flooded with natural light, creating a warm and welcoming atmosphere. The house is priced keenly, making it a great opportunity in a desirable area. This home blends practicality with modern comfort and is ideal for anyone looking for a move-in ready property in Darlington.

Council Tax Band : D  
EPC Rating: B

## Entrance Hall

**Lounge**  
12'0" x 12'9" (3.68m x 3.91)

**Kitchen / Dining Room**  
18'0" x 9'3" (5.49m x 2.82m)

## Downstairs WC

## First Floor

**Bedroom 1**  
12'9" x 10'7" (3.91m x 3.23m )

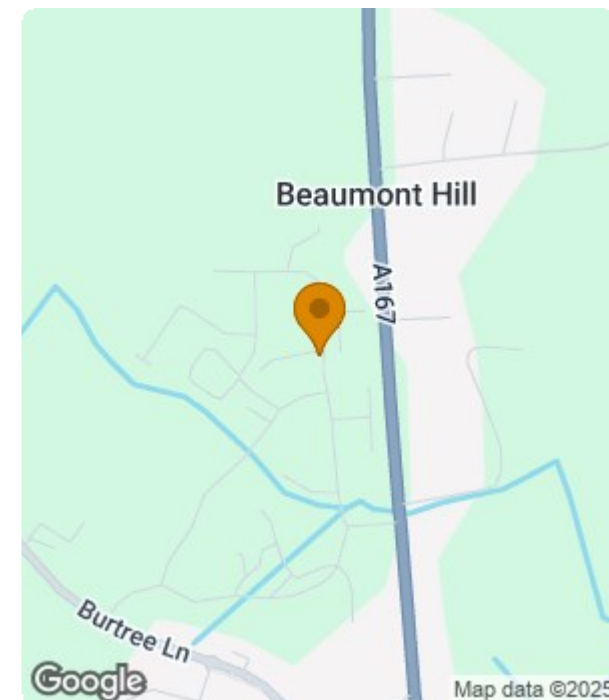
## En-Suite

**Bedroom**  
8'5" x 9'6" (2.59m x 2.90)

**Bedroom**  
9'3" x 9'6" (2.82m x 2.90)

## Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	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

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.

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