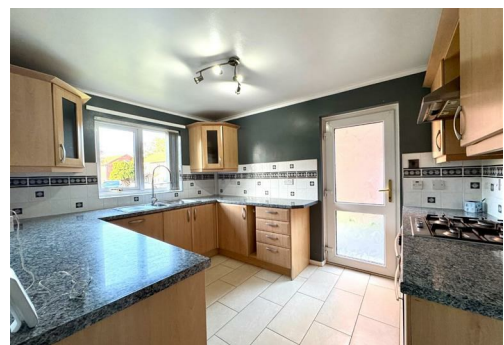




We are pleased to offer for sale a superb four bedroom detached house located in a pleasant cul de sac position in the sought after Whinfield area of Darlington. On a good sized plot at the head of the cul de sac which is not overlooked to the rear. A long driveway provides off street parking leading to a detached brick garage and private south facing, fully enclosed rear garden which is mainly paved for easy maintenance.

A particular feature of the property is the almost full width conservatory to the rear with vaulted ceiling and french doors leading to the rear garden. In addition the property has three reception rooms and two bathrooms. A large family home with the benefit of gas central heating and upvc double glazing.

Stonehaven Way is located off Whinbush Way within easy reach of local shops, schools for all age groups, regular bus services to the town centre and easy access to the A66 providing easy access to the surrounding residential and commercial areas.

The accommodation briefly comprises: spacious Entrance Hall, ground floor Shower Room/ wc with a modern white suite, fully tiled walls and tiled flooring, fitted Kitchen with integrated appliances and tiled flooring, Lounge with french doors to the Conservatory with tiled flooring, archway from the lounge leading to the Dining Room with door leading to a useful Study, Landing, four good sized Bedrooms and first floor Bathroom/ wc with a white suite and tiled flooring.

Offered for sale with no onward chain an internal inspection is highly recommended to appreciate the property fully.

Stonehaven Way, Darlington, DL1 3RG

4 Bedroom - House - Detached

Offers In The Region Of £235,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: D



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Stonehaven Way, Darlington, DL1 3RG



GROUND FLOOR

Entrance Hall

12'10 x 6'0 increasing to 10'4 (3.66m'3.05m x 1.83m'0.00m increasing to 3.05m'1.22)

Shower Room/ Wc

6'8 x 4'4 (1.83m'2.44m x 1.22m'1.22m)

Kitchen

11'8 x 8'8 (3.35m'2.44m x 2.44m'2.44m)

Lounge

15'8 x 10'4 (4.57m'2.44m x 3.05m'1.22m)

Dining Room

9'10 x 8'8 (2.74m'3.05m x 2.44m'2.44m)

Study

8'8 x 6'6 (2.44m'2.44m x 1.83m'1.83m)

Conservatory

18'0 x 9'0 (5.49m'0.00m x 2.74m'0.00m)



FIRST FLOOR

Landing

Bedroom 1

15'4 x 8'10 (4.57m'1.22m x 2.44m'3.05m)

Bedroom 2

13'0 x 8'10 (3.96m'0.00m x 2.44m'3.05m)

Bedroom 3

10'6 x 8'6 (3.05m'1.83m x 2.44m'1.83m)

Bedroom 4

10'6 x 6'8 (3.05m'1.83m x 1.83m'2.44m)

Bathroom/ Wc

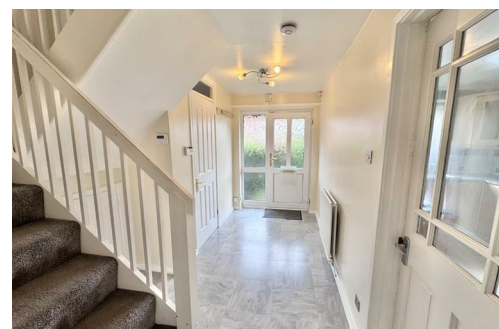
7'4 x 6'10 (2.13m'1.22m x 1.83m'3.05m)



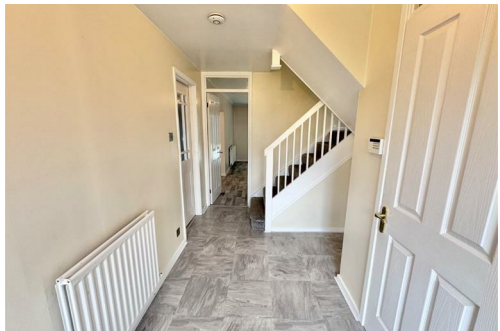
OUTSIDE

Garage

17'8 8'4 (5.18m'2.44m 2.44m'1.22m)



Stonehaven Way, Darlington, DL1 3RG



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Stonehaven Way
Approximate Gross Internal Area
1265 sq ft - 118 sq m



Not to Scale. Produced by The Plan Portal 2025
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. We 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	72	85
(81-91) B		
(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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