



**Meadow View, Merrybent, DL2 2LE**





Nestled in the charming area of Meadow View, Merrybent, Darlington, these impressive newly built detached properties offer a perfect blend of space and comfort for family living. An exclusive development of 8 executive homes with wonderful views over the Darlington countryside. There will be 3 property types built on the development.

Stylish modern living in a village location. With generously sized bedrooms, this property is ideal for those seeking ample room for family members or guests.

One of the unique features of this property and development is the 1 acre of biodiversity land which is situated to the rear and is for the 'Meadow View' residents exclusive use.

Set in a peaceful neighbourhood, this home offers a tranquil retreat while still being conveniently located near local amenities and transport links. The surrounding area is perfect for families, with parks and schools within easy reach, the Spotted Dog public house and within easy access of the A1(m) making it an ideal choice for those looking to settle in a welcoming community.

Within a 15 minute drive to Teesside International Airport and a 10 minute drive to the Railway Station at Darlington it has excellent links to those that work outside the area. With a good range of cafes, bars and restaurants in Darlington Town Centre and country pubs within the surrounding area there are many reasons to chose this location. Rockcliffe Hall, Golf and Spa is another notable place to relax and is also within a 10 minute drive.

The property specification will be a high standard with AEG appliances complimented with quartz/silstone worktops, granite sinks, Porcelanosa tiling to bathrooms, en-suites and cloaks/w.c., quality 4 panel woodgrain internal doors. With energy efficiency at the forefront the property will have a Daikin Air Source heat pump along with an EV charger. The gardens will be turfed and enclosed by close board fencing. For further specification contact Smith & Friends - Darlington.







### The Buttercup, Meadow View, Merrybent

Approximate Gross Internal Area  
2917 sq ft - 271 sq m



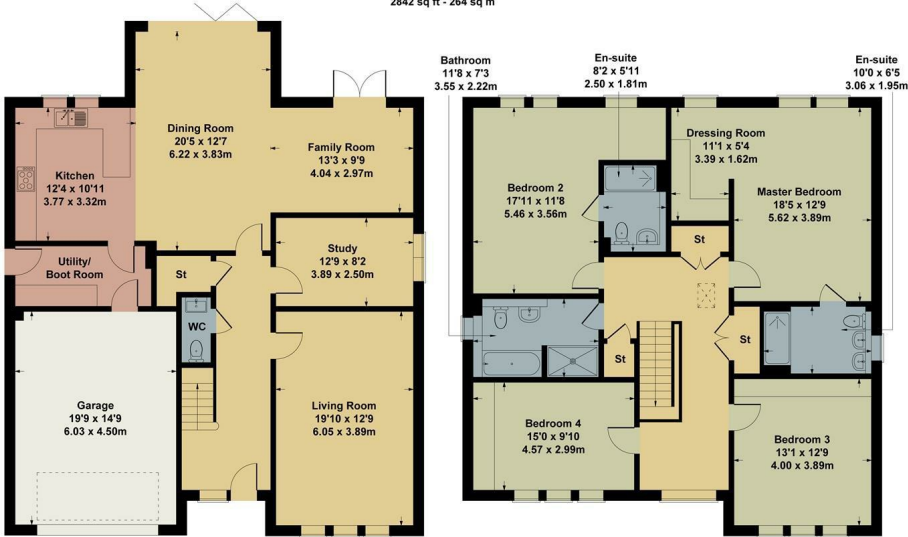
**MAPLE OAK**

HOUSES

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

### The Bluebell, Meadow View, Merrybent

Approximate Gross Internal Area  
2842 sq ft - 264 sq m



**MAPLE OAK**

HOUSES

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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.

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