



**** FOUR BEDROOM DETACHED HOUSE *** TWO RECEPTION ROOMS ** ** NO CHAIN ****
**** TWO BATHROOMS **. ** CLOSE TO THE DENE AND COCKERTON VILLAGE ****

A four bedroom detached house in a pleasant cul de sac location on a popular modern development off Brinkburn Drive in the sought after Cockerton area of Darlington. Within walking distance of lovely parkland in the Dene, a local nature reserve, a wide range of local shops in Cockerton village, schools for all age groups and regular bus services to the town centre.

The property offers excellent family sized accommodation with two reception rooms and two bathrooms and the benefit of gas central heating and uPVC double glazing.

The accommodation briefly comprises: Entrance Hall with staircase to the first floor, Lounge with bay window and feature fireplace, separate Dining Room, fitted Kitchen/ Breakfast Room with built in oven and hob, Landing, four Bedrooms - three with built wardrobes, en suite Shower Room/ wc to master bedroom with electric shower and family Bathroom/ wc.

Externally there is a front garden, driveway providing off street parking, integral garage with electric car charging point and enclosed rear garden with paved patio area.

An internal inspection is highly recommended and there is no onward chain.

Bluebell Close, Darlington, DL3 0YU

4 Bedroom - House - Detached

Offers Over £240,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: D



Bluebell Close, Darlington, DL3 0YU



GROUND FLOOR

Entrance Hall

14'6 x 3'2 increasing to 6'6 (4.27m'1.83m x 0.91m'0.61m increasing to 1.83m'1.83)

Cloakroom/ wc

5'6 x 2'10 (1.52m'1.83m x 0.61m'3.05m)

Lounge

17'2 x 11'10 (5.18m'0.61m x 3.35m'3.05m)

Dining Room

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

Kitchen

13'8 x 9'0 (3.96m'2.44m x 2.74m'0.00m)

FIRST FLOOR

Landing

Bedroom 1

13'10 x 12'4 including wardrobes (3.96m'3.05m x 3.66m'1.22m including wardrobes)

En Suite Shower Room/ wc

7'4 x 4'8 at widest points (2.13m'1.22m x 1.22m'2.44m at widest points)

Bedroom 2

13'10 x 8'6 including wardrobes (3.96m'3.05m x 2.44m'1.83m including wardrobes)

Bedroom 3

10'6 x 9'10 (3.05m'1.83m x 2.74m'3.05m)

Bedroom 4

10'4 x 8'0 (3.05m'1.22m x 2.44m'0.00m)

Family Bathroom/ wc

7'4 x 6'8 (2.13m'1.22m x 1.83m'2.44m)

OUTSIDE

Garage

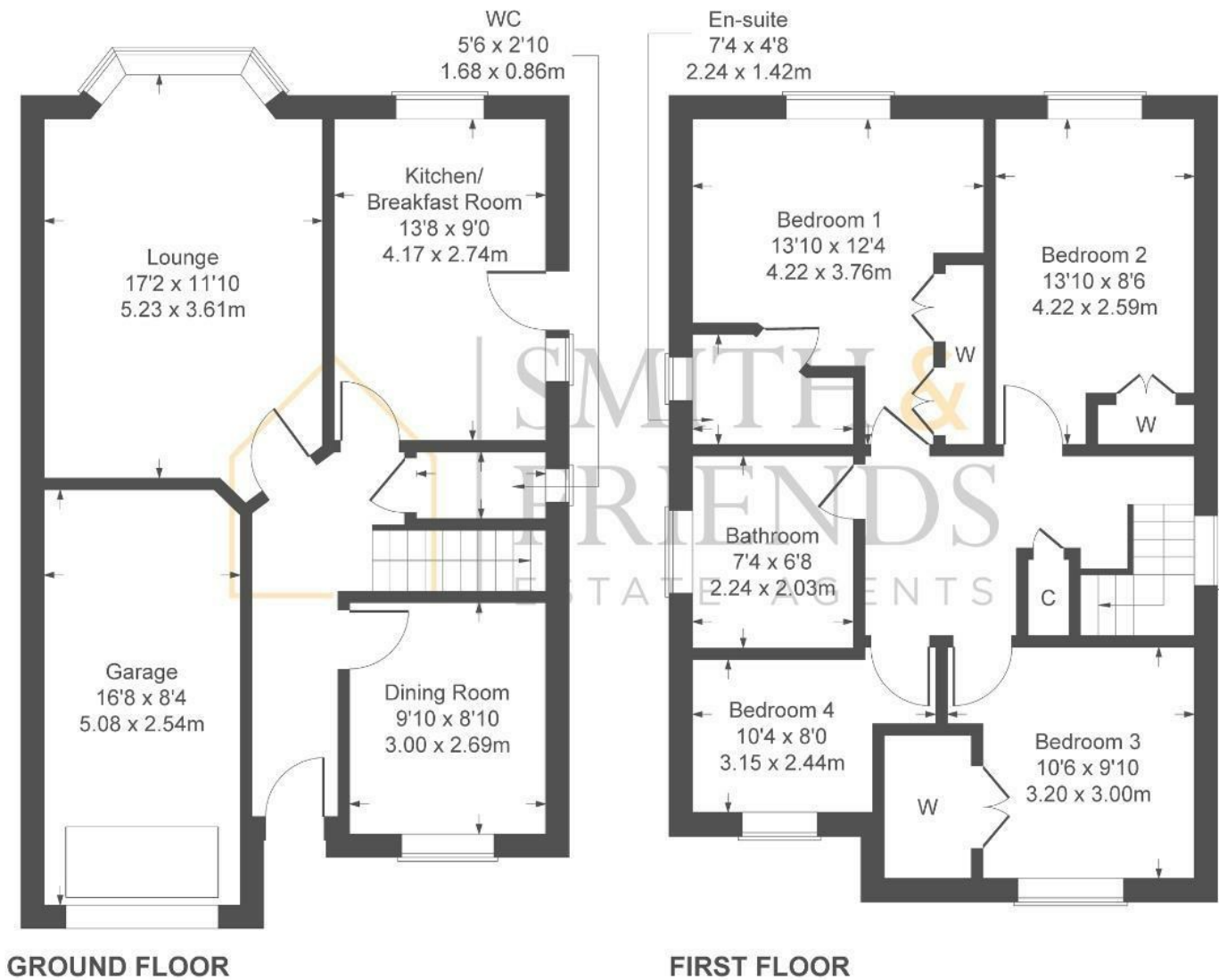
16'8 x 8'4 (4.88m'2.44m x 2.44m'1.22m)





Bluebell Close

Approximate Gross Internal Area
1349 sq ft - 125 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			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

