



*Ann Cordey*  
ESTATE AGENTS

**5 Honeywood Gardens, Darlington, DL3 0LL**  
**Offers In The Region Of £165,000**



## 5 Honeywood Gardens, Darlington, DL3 0LL

Nestled within a cul-de-sac at Honeywood Gardens this terraced property offers a generous living accommodation. With two reception rooms and three bedrooms spread across 1,066 sq ft, this property is sure to appeal to a number of buyers.

Upon entering, you are greeted by a spacious open plan lounge diner, perfect for entertaining or relaxing. The kitchen comprises of quality beech wood cabinets and sleek black gloss worksurfaces and boasts a host of appliances.. Additionally, the conservatory and rear utility porch provide extra space for various activities.

Ascending to the first floor, you'll find three inviting bedrooms - two doubles and a well-proportioned single.. The upgraded bathroom features a charming claw foot bath, adding a touch of elegance to the space.

Outside, the property boasts a lovely rear garden, basking in sunlight and offering a pleasant outdoor space. Having been landscaped with decked seating area, a practical astro-turf lawn and a gazebo. There is a driveway for off street parking and this sits just in front of a single GARAGE which has an electric roller door and personnel door to the garden.

This home, thoughtfully extended and re-configured by the current owner, presents a wonderful opportunity for a family seeking generous accommodation in a desirable location.

Honeywood Gardens is just off Brinkburn Road, and has ease of access to Cockerton Village, Darlington town centre and the supermarkets and shops at West Park. There are also regular bus services and excellent transport links towards the A1M and A68.

The property has been a much loved family home for a number of years and is warmed by gas central heating and fully double glazed.

TENURE: Freehold  
COUNCIL TAX: B

### RECEPTION HALLWAY

The hallway has been extended and is a welcoming space, with a staircase to the first floor and a practical laminate floor. There is a door leading to the lounge.

### LOUNGE

**14'3" x 13'2" (4.35 x 4.02)**

A generous reception room with the laminate floor from the hallway continuing through. A feature fireplace adds a focal point with gas living flame fire to cast a cosy glow. There are sliding patio doors to the conservatory and the room is open plan to the dining area.

### DINING AREA

**11'0" x 10'5" (3.37 x 3.19)**

Easily accommodating a large family table the dining area leads to the kitchen and has a UPVC door to the rear porch/utility area.

### KITCHEN

**10'0" x 7'2" (3.07 x 2.20)**

The kitchen comprises of a range of quality solid wood, beech cabinets which are complimented by black gloss worksurfaces with circular stainless steel sink and drainer. The integrated appliances include an electric oven and gas hob with stainless steel splasback. The room overlooks the front aspect with a upvc window.



### CONSERVATORY

11'8" x 9'1" (3.56 x 2.79)

UPVC framed with laminate flooring and a door to the decked patio.

### REAR PORCH/UTILITY

8'1" x 6'0" (2.48 x 1.83)

A handy space for coats and shoes, having a fixed worksurface and plumbing for an automatic washing machine. There is a upvc door leading to the garden,

### FIRST FLOOR

#### LANDING

With a window to the side aspect and having access to the attic area which is boarded and has electric. The landing has a built in linen cupboard and leads to all three bedrooms.

#### BEDROOM ONE

13'1" x 10'6" (3.99 x 3.21)

A generous double bedroom with a window to the rear aspect and built in storage cupboard.

#### BEDROOM TWO

11'6" x 10'11" (3.53 x 3.35)

A second double bedroom also overlooking the rear aspect.

#### BEDROOM THREE

9'6" x 6'3" (2.92 x 1.92)

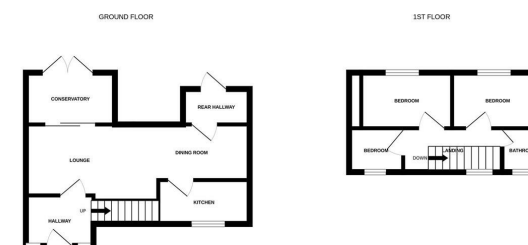
A well proportioned single bedroom with a window to the front aspect.

#### BATHROOM/WC

Upgraded and with a claw foot bath making a statement in the room. There is a pedestal handbasin and WC. The room is finished with easy to maintain cladding and a window to the front aspect.

### EXTERNALLY

There is pedestrian access to the front garden is open plan and gravelled for ease of maintenance. The rear garden has been landscaped with balustrade decked seating area, astrotruf lawn and gazebo seating area. A single gate leads to the driveway which sits in front of the single, brick built GARAGE. The garage measures 5.10m x 2.71m and has electric roller door, light and power and a personnel door opening into the garden.



When our agent has been asked to advise the accuracy of the foregoing contained here, measurements...  
\*Where different rooms are given their own individual energy performance ratings, the energy efficiency or the measurement. The plan is for illustrative purposes only and should not be used as a guide to any particular dimension. The energy efficiency and environmental data are for general information only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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