



**Exeter Drive**  
Darlington DL1 2SE  
**Reduced To £275,000**

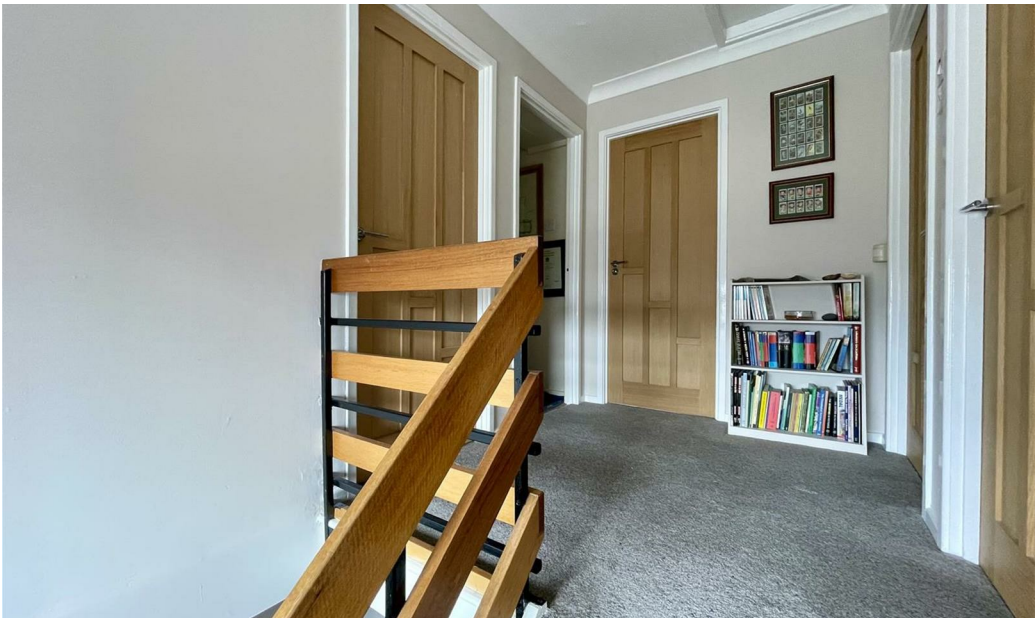






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# Exeter Drive

## Darlington DL1 2SE



- Four Bedroom Detached Property with No Chain
  - Double Garage
- Gardens Front & Rear with open Views
  - Council Tax Band D
- Open Plan Lounge/Dining Room
  - EPC Rating TBC

Welcome to this stunning detached house located on Exeter Drive in Darlington. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family and is offered for sale with No Chain.

With four double bedrooms, this house offers versatility and comfort for a growing family or those in need of extra space.

One of the highlights of this property is the double garage and drive, providing ample space for parking or storage. The front garden adds a touch of greenery and charm to the property, with open views to the rear creating a welcoming atmosphere.

There is gas central heating in the property with a Combi Boiler situated in the Utility Room. The Lounge, Dining Room, Hall, Stairs and Landing have the same carpet throughout.

Don't miss out on the opportunity to make this house your home - schedule a viewing today and envision the possibilities that await in this lovely property in Darlington.

### Entrance Hall

Composite door to front, staircase to first floor, two storage cupboards, spotlights to ceiling and radiator.

### Downstairs Cloaks

Upvc double glazed window, fitted with w.c, wash hand basin and radiator with Vinyl flooring.

### Lounge

19'11 x 11'3 (6.07m x 3.43m)  
Upvc double glazed window to front and rear, fitted with spotlights to ceiling and two radiators.

### Dining Room

9'10 x 8'10 (3.00m x 2.69m)  
Upvc double glazed window to rear. Feature ceiling and wall lights with access hatch through to Kitchen.

### Kitchen

13'5 x 8'9 (4.09m x 2.67m)  
Upvc double glazed window to rear, fitted with wall, base and floor units, breakfast bar, one and a half bowl sink and range cooker. There is space for a fridge freezer and dishwasher, spotlights to ceiling and a handy heated towel radiator. The flooring is Vinyl.

### Utility

13'5 x 8'5 (4.09m x 2.57m)  
Upvc double glazed window and door to rear garden, fitted with wall, base and drawer units and a stainless steel sink. There is space for a washing machine and tumble dryer. There is a heated towel radiator, a gas combi boiler, access to the storage room and vinyl flooring.

### Storage Room

With shelving and space for fridge freezer, wood effect panelled flooring and access to garage.

### First Floor Landing

Upvc double glazed window to side, spotlights to ceiling and access to loft which is part boarded and has electricity and lighting.

### Bedroom One

14'10 x 10'5 (4.52m x 3.18m)  
Upvc double glazed window to front with fitted wardrobes, ceiling fan, radiator and carpet to floor.

### Bedroom Two

10'5 x 8'11 (3.18m x 2.72m)  
Upvc double glazed window to front, radiator and carpet to floor.

### Bedroom Three

9'2 x 8'11 (2.79m x 2.72m)  
Upvc double glazed window to rear, radiator and carpet to floor.

### Bedroom Four

14'10 x 9'2 (4.52m x 2.79m)  
Upvc double glazed window to rear, radiator and carpet to floor.

### Shower Room

Upvc double glazed obscure window to rear, fitted with waterfall shower, w.c and wash hand basin. There are spotlights to ceiling and heated towel radiator. There is also a solid oak trim airing cupboard and wood effect panelled flooring.

### Externally

To the front is a lawned garden and off street parking for three vehicles with access to double garage with up and over doors, both having power and light. There is access to the rear garden via a gated paved passage to the left of the house. There is also a gated area to the right of the house with covered storage also accessible from the rear garden. To the rear the garden is mainly laid to lawn with a patio and covered bbq area. There is an outdoor shed and a storage unit.

### Council Tax

Band D

### Tenure

Freehold

### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this

specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

### Property Information

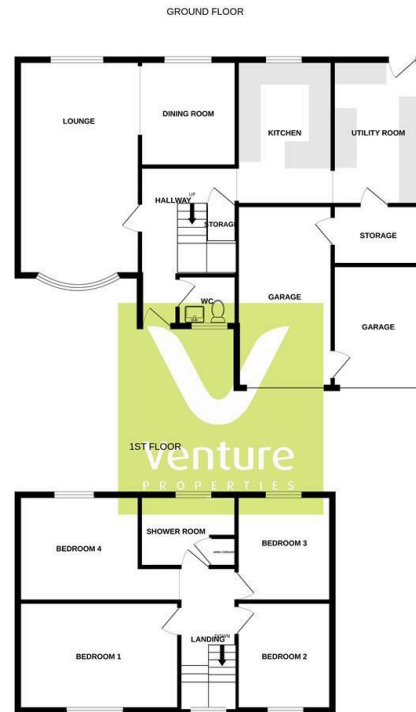
Local Authority  
Darlington  
Council Tax  
Band:

D  
Annual Price:  
£2,259  
Conservation Area  
No  
Flood Risk  
Low  
Floor Area  
1,388 ft 2 / 129 m 2  
Plot size  
0.09 acres  
Mobile coverage

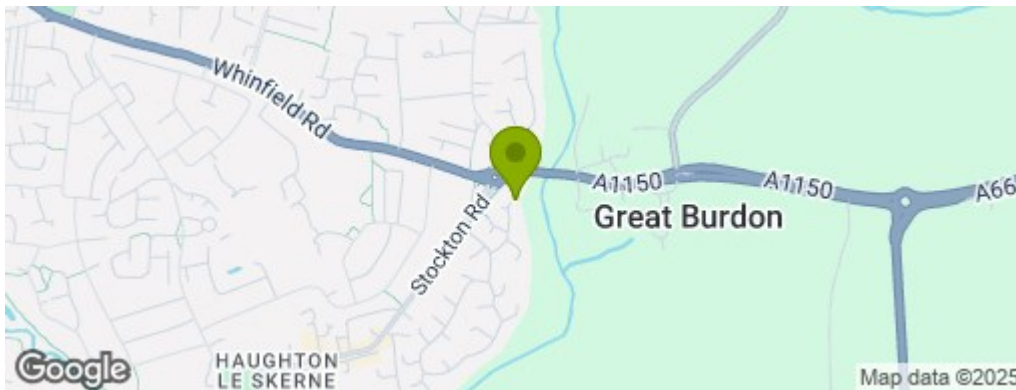
Vodafone  
O2  
Broadband

Basic  
4 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plans, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2024)



## Property Information

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