



Nursery Lane

Darlington DL2 2JS

Offers Over £210,000





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- Four Bedroom Mid Terraced Property
- Village Location

- No Onward Chain
- Epc Rating C

- Juliette Balcony Feature

In the popular area of Merrybent, this delightful four-bedroom mid-terrace house on Nursery Lane offers a perfect blend of comfort and style. This well-appointed three storey house ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere.

The property boasts four generously sized bedrooms, providing ample space for family living or accommodating guests. The presence of two modern bathrooms along with ground floor w.c adds to the convenience, making morning routines and family life a breeze.

Situated in the picturesque Merrybent village, residents can enjoy the peaceful surroundings while still being within easy reach of Darlington's amenities together with Staindrop and Barnard Castle close to hand. This location offers a perfect balance of rural charm and urban convenience, making it an ideal choice for families and professionals alike.

In summary, this terraced house on Nursery Lane is a wonderful opportunity for those seeking a spacious and inviting home in a desirable village setting. With its well-designed layout and attractive features, it is sure to appeal to a wide range of buyers.

Entrance Hallway

Composite door to the front, staircase to the first floor, LVT flooring with radiator.

Ground Floor Cloaks

With low level w.c, wash hand basin and radiator.

Kitchen/Diner/Sitting Area

28'02 x 14'10 (8.59m x 4.52m)

Upvc double glazed windows to the front and rear, fitted with a range of modern grey wall, base and drawer units with solid oak work surfaces. Five ring gas hob with extractor over and deep pan drawers. Integrated double oven, dishwasher, washing machine and fridge freezer. One and a half bowl Porcelain sink unit with mixer tap. There is a concealed Baxi boiler, spotlights to ceiling, LVT flooring, vertical radiator and double doors to rear. Open Plan with sitting area.

Sitting Area

Open plan from the kitchen/diner ideal for family living with LVT flooring.

First Floor Landing

Staircase to the first floor.

Lounge

To the rear there are Upvc double doors with Juliette style balcony. Fireplace with electric fire and laminate flooring.

Bedroom One

Upvc double glazed window to front, fitted wardrobes, radiator and double doors to rear.

En-Suite

Shower cubicle with waterfall and spray, low level w.c, wash hand basin, fully tiled walls and heated towel rail.

Second Floor

Staircase and landing.

Bedroom Two

11'11 x 9'08 (3.63m x 2.95m)

Upvc double glazed window to the rear and radiator.

Bedroom Three

8'07 x 8'01 (2.62m x 2.46m)

Upvc double glazed window to the rear and radiator.

Bedroom Four

8'07 x 6'07 (2.62m x 2.01m)

Upvc double glazed window to front and radiator.

Bathroom

Fitted with panelled bath with shower over and screen. Low level w.c, wash hand basin, part tiled walls, vinyl flooring and radiator.

Externally

There is a driveway to the front with off street parking. The rear garden is paved with decked area.

Tenure

Freehold

Property Details

Local Authority Darlington

Council Tax Band: D

Annual Price: £2,259

Conservation Area No

Flood Risk No

Floor Area 1,076 ft 2 / 100 m 2

Plot size 0.03 acres

Mobile coverage - EE, Vodafone, Three, O2

Broadband

Basic

5 Mbps

Superfast

80 Mbps

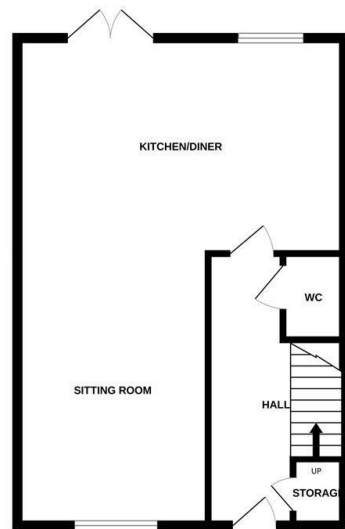
Satellite / Fibre TV Availability

BT, Sky

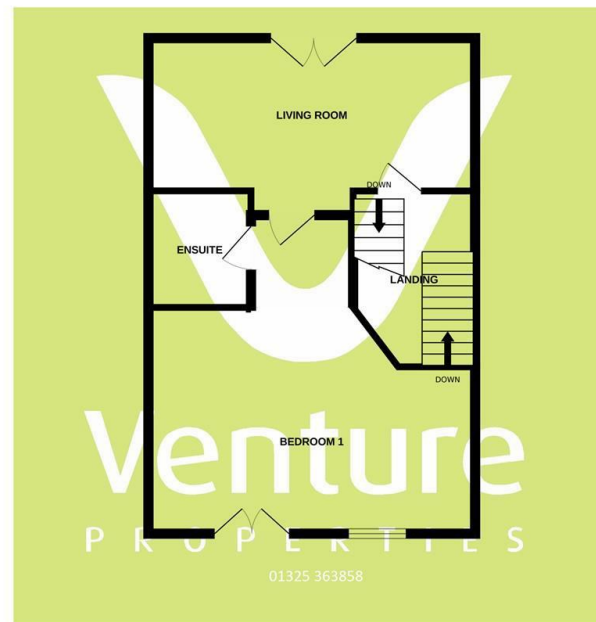
Note

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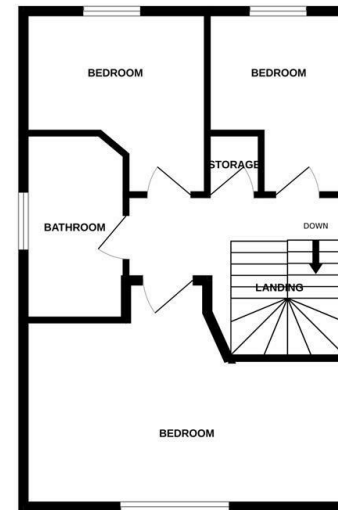
GROUND FLOOR



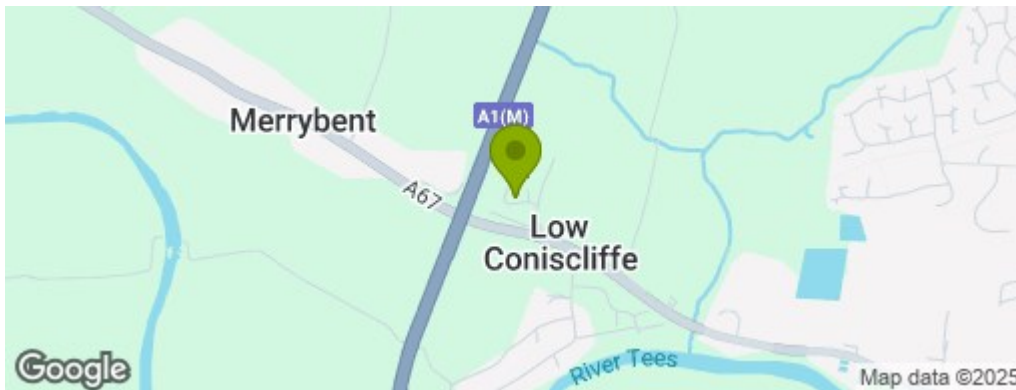
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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