



**Mullberry Avenue, Berry Mead**

Darlington DL1 3AZ

**£250,000**







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# Mullberry Avenue, Berry Mead

## Darlington DL1 3AZ



- Popular Beaumont Hill New Development
- Off Street Parking

- Three Bedroom
- Council Tax Band

- En-Suite Bathroom
- Epc Rating B

This stunning three-bedroom detached house offers a perfect blend of modern living and convenience. Situated on the newly developed Mullberry Avenue, this property is ideal for families and professionals alike, providing a serene environment while being close to essential amenities.

As you step inside, you will be greeted by a spacious and inviting interior that is designed to cater to contemporary lifestyles. The well-proportioned bedrooms offer ample space for relaxation and personalisation, making it easy to create a comfortable home. The open-plan living areas are perfect for entertaining guests or enjoying quiet family evenings, with natural light flooding through the windows.

Two of the standout features of this property are the off-street parking and garage, ensuring that you have a secure and convenient place for your vehicle. The surrounding area boasts a variety of local shops, schools, and recreational facilities.

This house is not just a home; it is a lifestyle choice that combines modern comforts with the charm of a friendly neighbourhood. With its prime location and thoughtful design, this property is sure to attract interest. Do not miss the opportunity to make this lovely house your new home in Darlington.

### Entrance Porch

#### Lounge

13'3 x 11'6 (4.04m x 3.51m)

Upvc double glazed window to front, media wall with shelving and integrated tv and glass, flame effect fire.

#### Kitchen/Breakfast Room

Upvc double glazed window to rear, fitted with high gloss wall, base and drawer units and contrasting wood worktops. Composite sink with mixer tap, integrated electric hob with extractor over. Eye level double oven, integrated appliances, spotlights to ceiling and tiled floor. Open plan to Breakfast area, where there is space for table and chairs and Upvc double doors to rear.

#### Ground Floor Cloaks

Upvc double glazed obscure window to side, w.c, wash hand basin and radiator.

#### Inner Hallway

### Fist Floor Landing

#### Bedroom One

13'0 x 10'0 (3.96m x 3.05m)

Upvc double glazed window to front, radiator and access to en-suite.

#### En-Suite

Upvc double glazed obscure window to rear, double walk in shower cubicle, low level w.c, floating wash hand basin, part tiled walls and tiled floor.

#### Bedroom Two

14'4 x 9'11 (4.37m x 3.02m)

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

#### Bedroom Three

9'6 x 9'6 (2.90m x 2.90m)

Upvc double glazed window to rear and radiator.

#### Study Room

Upvc double glazed window to rear and radiator.

#### Bathroom

Upvc double glazed obscure window, bath with shower over and screen, w.c, floating wash hand basin and part tiled walls.

#### Externally

To the front is off street parking for two to three vehicles and access to garage. There is also a lawn area and access to rear via side gate.

To the rear is lawn and patio areas, with additional paved seating areas on the lawn.

### Property Details

Local Authority

Darlington

Council Tax

Not Found

Conservation Area

No

Flood Risk

Very low

Floor Area

914 ft 2 / 85 m 2

Plot size

0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

25 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

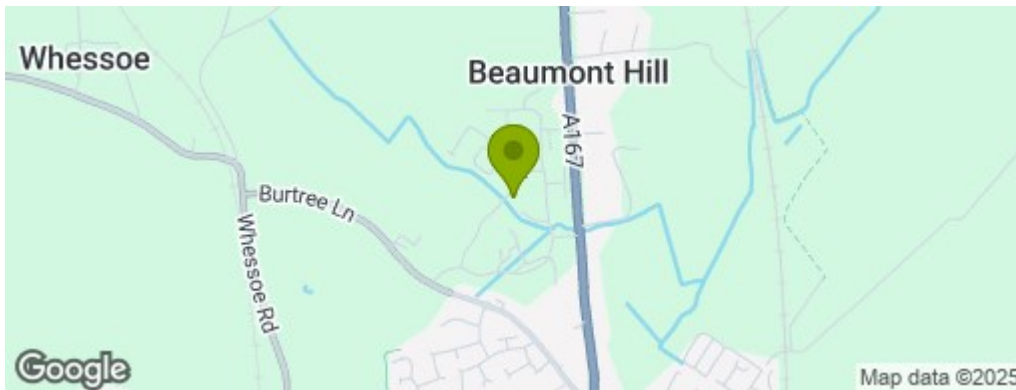
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### Tenure

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

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