



Middlehope Way

Darlington DL2 2ZE

£395,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Middlehope Way

Darlington DL2 2ZE



- Four Bedroom Detached Family Home
 - Close to Nature Reserve
- West Park Location
 - Council Tax Band E
- Off Street parking and Garage
 - Epc Rating B

FANTASTIC PLOT WITH UPGRADED EXTRAS, This immaculately presented, well designed four bedroom detached property is located on this increasingly popular residential development in the West Park area of Darlington built by Centoo Homes to The Bywell design and in addition the home has been upgraded by the current owners to the highest of standards to include fitted wardrobes to three bedrooms and retains the NHBC Warranty.

The property lies within easy reach of the many amenities in both Cockerton Village, West Park including Marks and Spencer Food Hall, popular schools and access out onto major road links both North and South.

In our opinion viewing comes highly recommended.

The Bywell is a stunning family home which is smart with space. The hall leads to a good sized lounge and study to be used at your leisure, with a convenient WC and storage cupboard also just off the hall. At the rear is an impressive open-plan kitchen/dining/family area spanning the width of the home, which leads to a separate utility area. This bright and airy space features a set of bi-fold and French doors which give access to the rear garden, making it the ultimate space for entertaining family and friends.

Upstairs, the large master bedroom benefits from a private en-suite. There are three further great size bedrooms and a family bathroom with a separate shower cubicle, as well as two storage cupboards on the landing for belongings.

Externally there is a block paved driveway providing off-street parking and a single garage.

The Bywell.
12.5kw battery and 5kw solar panel system
8k HD x 4 CCTV surrounding house
silestone worktops
oak doors
full height premium tiled bathroom & en-suite with half wall mirrors.
Half tiled downstairs toilet with half wall mirror
2 shower and 3 toilets
oak doors throughout
detached garage
tandem drive for 3 cars
chrome towel radiators

Entrance Hallway
Composite door to front, staircase to first floor landing with storage under.

Lounge
13 x 13 (3.96m x 3.96m)
Two Upvc double glazed windows to front and two radiators.

Study
9'9 x 9'8 (2.97m x 2.95m)
Upvc double glazed window to front and radiator.

Family Room
13'2 x 8'11 (4.01m x 2.72m)
Upvc double doors to rear with dual side window panels. Open plan to Kitchen/Diner.

Kitchen / Diner
17'4 x 12'11 (5.28m x 3.94m)
To the Dining area, Upvc double glazed window to side, radiator and door to rear, ample space for table and chairs.
To the Kitchen area, Upvc double glazed window to rear. Fitted with high quality wall, base and drawer units with contrasting Quartz style worktops. Integrated sink with mixer tap, four ring hob with extractor over and oven, integrated appliances.
Access to Utility Room.

Utility Room
There is space for a washing machine/tumble dryer and a door to rear.

Downstairs Cloakroom
With back to wall w.c, wash hand basin and heated towel rail. Part tiled walls and floor.

First Floor Landing
Two separate storage cupboards.

Bedroom One
14'2 x 10'5 (4.32m x 3.18m)
Upvc double glazed window to front, fitted wardrobes, radiator and access to en-suite.

En-Suite
Upvc double glazed obscure window to front, walk in shower cubicle, back to wall w.c, wash hand basin and heated towel rail. Tiled walls and floor.

Bedroom Two
13'5 x 10'9 (4.09m x 3.28m)
Upvc double glazed window to front, fitted wardrobes and radiator.

Bedroom Three
11'1 x 9'6 (3.38m x 2.90m)
Upvc double glazed window to rear, fitted wardrobes and radiator.

Bedroom Four
10'5 x 9'2 (3.18m x 2.79m)
Upvc double glazed window to rear, storage cupboard encasing hot water cylinder and radiator.

Family Bathroom
Upvc double glazed obscure window to rear, bath, shower cubicle, back to wall w.c and wash hand basin. Tiled walls and floor with heated towel rail.

Externally
To the front there is a driveway with gated access to rear and access to a detached garage. To the rear is a wrap around garden which is mainly laid to lawn with shrub filled borders. There is also a patio area providing seating.

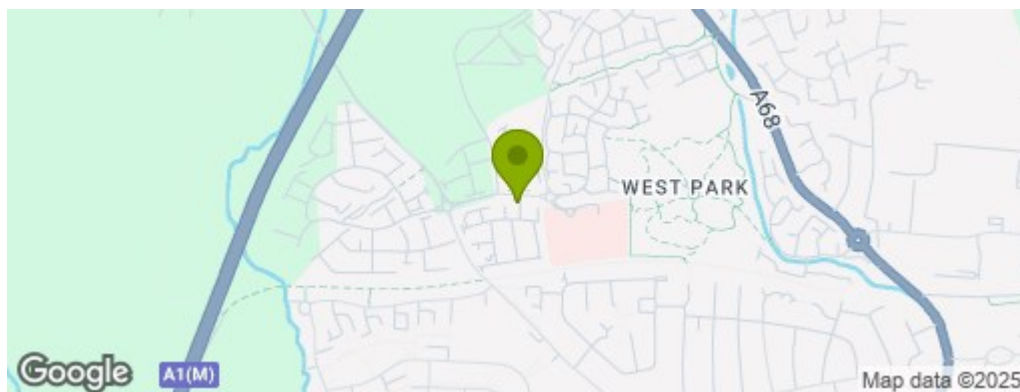
Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: E
Annual Price:: £2,761
Conservation Area: No
Flood Risk: Very low
Floor Area: 1,517 ft 2 / 141 m 2
Plot size: 0.11 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
6 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability
BT
Sky

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



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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Property Information

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