



Marazion Drive

Darlington DL3 0ZR

£330,000





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- Four Bedroom Property
- Close to Amenities & Travel Links
- Council Tax Band E

- Garden Room Feature
- Ideal Family Home
- Epc Rating C

- Generous Off Street Parking
- Beautifully Presented Rear Garden

In the popular and desirable area of Harrowgate Farm, Marazion Drive presents an exceptional opportunity to acquire a splendid four-bedroom detached house. This charming property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests. The well-appointed kitchen is perfect for culinary enthusiasts, while the adjoining dining area offers a delightful setting for family meals.

The four generously sized bedrooms are designed to accommodate a growing family or provide guests with a comfortable retreat. The property features two modern bathrooms, ensuring convenience for all residents.

Externally, the house benefits from solar panels and off-street parking, a valuable asset in this sought-after location. The surrounding area is known for its excellent local amenities, including schools, parks, and shops, making it an ideal choice for families.

This delightful home combines comfort, space, and practicality, making it a perfect choice for those seeking a peaceful yet vibrant lifestyle in Darlington. Do not miss the chance to make this wonderful property your own.

Entrance Hall

Composite, double glazed door to front, staircase to first floor, storage cupboard and radiator.

Lounge

14'2 x 11 (4.32m x 3.35m)

Upvc triple glazed bay window to front, coving to ceiling, multi fuel burner and radiator.

Dining Room

10'1 x 10'1 (3.07m x 3.07m)

Double glazed, double doors to rear, coving to ceiling and radiator.

Kitchen

15'3 x 10'1 (4.65m x 3.07m)

Fitted with high gloss wall, base and drawer units, stainless steel sink with mixer tap, electric hob and oven with extractor over. Space for a fridge freezer, washing machine, tumble dryer and table and chairs. Radiator. Open archway to Garden Room.

Garden Room

24'8 x 9'6 (7.52m x 2.90m)

Breakfast Bar facing Kitchen through open arch. Bi-Fold double glazed doors to rear with additional Upvc double glazed doors to side. Glazed roof.

Downstairs Cloaks

Upvc triple glazed obscure window to front, w.c, wash hand basin and radiator.

First Floor Landing

Access to fully boarded loft via drop down ladder and storage cupboard.

Bedroom One

11'9 x 10'7 (3.58m x 3.23m)

Upvc triple glazed window to front, coving to ceiling, two built in wardrobes and radiator.

En-Suite

Upvc triple glazed obscure window to front, shower cubicle, w.c, wash hand basin in vanity with led mirror over and radiator.

Bedroom Two

10'7 x 10'7 (3.23m x 3.23m)

Upvc triple glazed window to rear and radiator.

Bedroom Three

11'6 x 8'2 (3.51m x 2.49m)

Upvc triple glazed window to front, coving to ceiling, built in wardrobes and radiator.

Bedroom Four

10'9 x 8'2 (3.28m x 2.49m)

Upvc triple glazed window to rear, built in wardrobes and radiator.

Bathroom

Upvc triple glazed obscure window to rear, panelled bath, w.c, wash hand basin in vanity, part tiled walls and radiator.

Externally

To the front there is a generous block paved drive with gravelled garden feature along with access to garage and rear garden.

The rear is a beautifully presented garden, with both lawn and patio areas that include well established plants and shrubs. Greenhouse and shed. Solar Panels.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: E

Annual Price: £2,899

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

65 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Note

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GROUND FLOOR

1ST 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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