



**Newquay Close**

Darlington DL3 0ZT

**Offers In The Region Of £315,000**





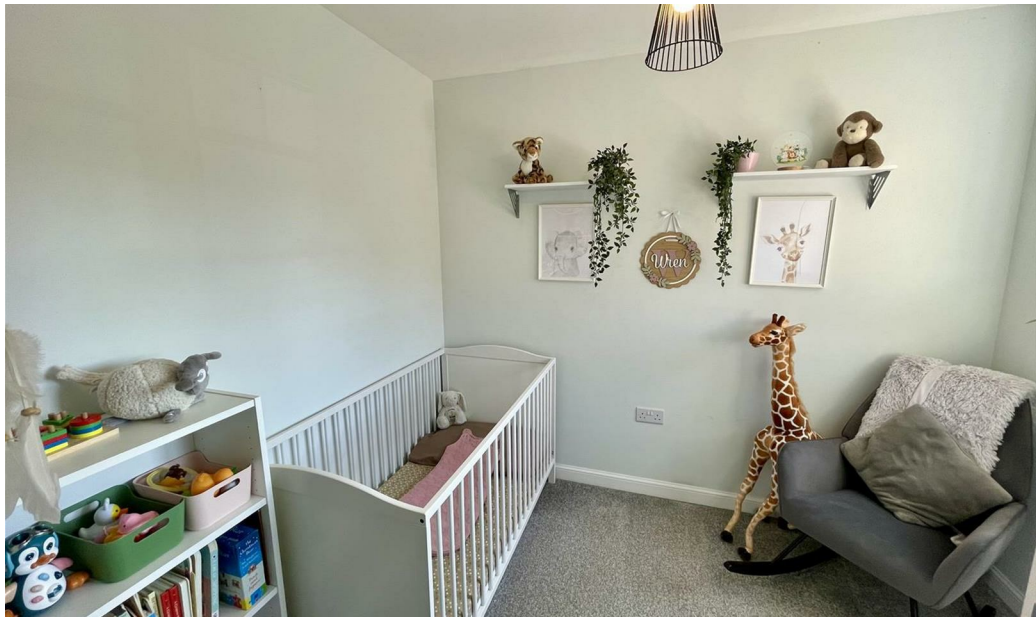
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# Newquay Close

## Darlington DL3 0ZT



- Four Bedroom Property
  - Double Driveway
- Popular Area of Darlington
  - Council Tax Band E
- Close to Amenities
  - Epc Rating C

Well positioned in the sought-after Harrowgate Farm Development in Darlington, this splendid detached house on Newquay Close offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a well-appointed en-suite to the main bedroom, this property is ideal for families seeking both space and convenience.

The heart of the home is undoubtedly the open plan kitchen, dining, and family room, which creates a warm and inviting atmosphere for entertaining or simply enjoying family time. The kitchen has been thoughtfully refitted with modern fixtures, ensuring it meets the needs of contemporary living, leading out into the rear garden. Additionally, the ground floor cloakroom adds to the practicality of the layout.

This property boasts a well appointed reception room, providing ample space for relaxation and social gatherings. The refurbished bathroom is a delightful feature, offering a fresh and stylish retreat for all family members.

Set on a generous corner plot, the house benefits from a well-maintained garden, perfect for outdoor activities or simply enjoying the fresh air. Parking is made easy with space for two vehicles, a valuable asset in this popular area and the added convenience of an Hypervolt, 'Home 3 Pro', 7kW car charger.

Conveniently located close to local amenities and major road links, this home is not only a tranquil retreat but also offers easy access to the vibrant life of Darlington. This property is a rare find, combining modern comforts with a prime location, making it an excellent choice for those looking to settle in a welcoming community.

**Entrance Hall**  
Composite door to front, staircase to first floor with storage under and LVT flooring.

**Lounge**  
14'05 x 14'09 (4.39m x 4.50m)  
Upvc double glazed bay window to front, coving to ceiling and LVT flooring.

**Ground Floor Cloaks**  
Upvc double glazed obscure window to front, low level w.c and wash hand basin.

**Kitchen Area**  
9'05 x 13'06 (2.87m x 4.11m)  
Upvc double glazed window to rear, fitted with a modern range of white matt wall, base and drawer units with matching worktops and splashbacks. Composite sink with mixer tap, four ring electric hob with extractor over and oven. Integrated dishwasher and space for a fridge freezer and tumble dryer.

**Dining Area**  
8'03 x 12'03 (2.51m x 3.73m)  
Upvc double glazed, double doors to rear, LVT flooring and radiator.

**Family Room**  
Upvc double glazed window to front and rear, LVT flooring and vertical radiator.

**Utility Room**  
Upvc composite door to side, fitted with wall, base and drawer units, concealed boiler, space for fridge and washing machine, LVT flooring and extractor.

**First Floor Landing**  
Storage cupboard and vertical radiator.

**Bedroom One**  
14'06 x 9'05 (4.42m x 2.87m)  
Upvc double glazed window to front, LVT flooring and vertical radiator.

**En-Suite**  
Upvc double glazed obscure window to side, shower cubicle, low level w.c, wash hand basin in vanity and vinyl flooring.

**Bedroom Two**  
8'11 x 7'08 (2.72m x 2.34m)  
Upvc double glazed window to front and radiator.

**Bedroom Three**  
9'09 x 6'10 (2.97m x 2.08m)  
Upvc double glazed window to rear and radiator.

**Bedroom Four**  
11'10 x 8'01 (3.61m x 2.46m)  
Upvc double glazed window to rear, LVT flooring and vertical radiator.

**Bathroom**  
Refitted with a modern white suite comprising panelled bath with mixer tap, waterfall and spray, low level w.c and wash hand basin in vanity. LVT flooring, fully tiled walls and heated towel rail.

**Externally**  
To the front there is a double driveway and lawned area with pebbled borders. An Hypervolt, 'Home 3 Pro', 7kW car charger is accessible.  
To the rear is an enclosed garden with lawn, paved and pebbled areas and not overlooked.

**Tenure**  
Freehold

**Property Details**  
Local Authority: Darlington  
Council Tax Band: E

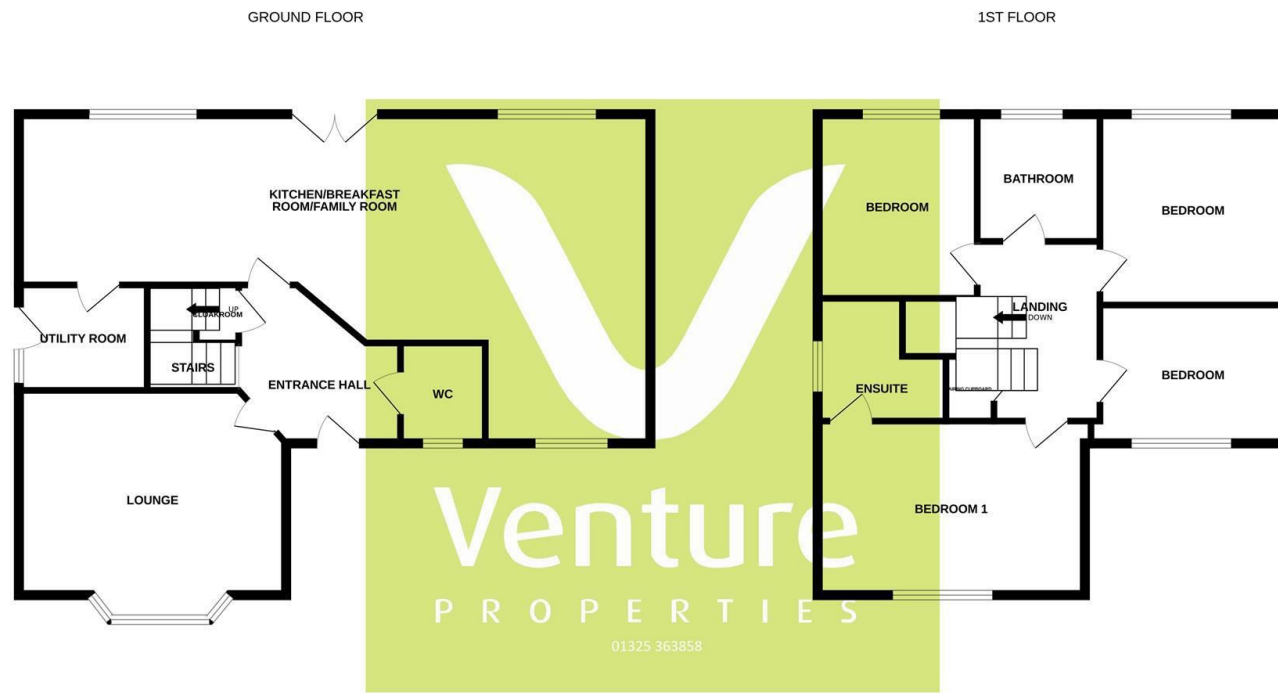
Annual Price: £2,899  
Conservation Area: No  
Flood Risk: Very low  
Floor Area: 0 ft 2 / 0 m 2  
Plot size: 0.08 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
3 Mbps  
Superfast  
50 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

**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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