



**St. Hild Close**

Darlington DL3 8LD

**Offers In The Region Of £330,000**







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.





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.





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.





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.

# St. Hild Close

## Darlington DL3 8LD



- Two Bedroom Bungalow
- Off Street Parking
- Epc Rating tbc
- Very Well Presented
- Garage
- Well Maintained Gardens

- Sought After West End of Darlington
- Council Tax Band C

Perfectly positioned at the head of this quiet cul-de-sac in the desirable West End of Darlington, this immaculately presented two-bedroom detached bungalow offers a perfect blend of comfort and style. Upon entering, you are welcomed into a spacious lounge that exudes warmth and charm, providing an ideal space for relaxation or entertaining guests. Adjacent to the lounge, the inviting garden room allows for an abundance of natural light, creating a serene atmosphere to enjoy the surrounding views of the well-maintained gardens.

The bungalow features two generously sized bedrooms, each designed to provide a peaceful retreat. The stylish kitchen is equipped with modern amenities, making it a delightful space for culinary pursuits. The bathroom is equally impressive, showcasing contemporary fixtures and finishes that enhance the overall appeal of the home.

Outside, the property boasts beautifully landscaped gardens, perfect for enjoying the outdoors. A garage adds convenience, while ample parking space for up to four vehicles ensures that both residents and visitors are well accommodated.

This charming bungalow is not just a home; it is a lifestyle choice, offering a peaceful setting while remaining conveniently close to local amenities. Whether you are looking to downsize or seeking a comfortable residence in a quiet neighbourhood, this property is sure to impress. Do not miss the opportunity to make this delightful bungalow your new home.

### Entrance Hall

Upvc double glazed window to front, coving to ceiling, large storage cupboard and decorative alcove/shelf. Radiator and vinyl flooring.

### Lounge/Dining Room

19'10 x 11'11 (6.05m x 3.63m)  
Upvc double glazed window to front, and feature window to side. Coving to ceiling, feature fireplace with electric fire. Sliding doors to garden room.

### Kitchen

9'10 x 9'09 (3.00m x 2.97m)  
Upvc double glazed window to rear, white modern wall, base and drawer units

with granite work surfaces and under lighting. Heating vent and lighting to plinths. Composite sink with mixer tap, integrated hob with extractor over and oven. Integrated fridge freezer, concealed Baxi boiler which was installed 2024 and has a 10 year guarantee. Karndean flooring and spotlights to ceiling. Vertical towel radiator.

### Garden Room

11'09 x 12'08 (3.58m x 3.86m)  
Part wall, part Upvc, spotlights to ceiling, radiator and double doors to side.

### Bedroom One

12'09 x 9'11 (3.89m x 3.02m)  
Upvc double glazed window to front, coving to ceiling, fitted wardrobes and radiator.

### Bedroom Two

8'11 x 11'10 (2.72m x 3.61m)  
Upvc double glazed window to rear, fitted wardrobes and overhead storage.

### Bathroom

Two Upvc double glazed obscure windows, panelled bath with mixer and spray. Separate shower cubicle, low level, back to wall w.c and wash hand basin in vanity. Part tiled walls and tiled floor.

### Externally

To the front is a generous block paved driveway with gated access to rear and access to garage with electric door. There are also raised brick built flowerbeds that are well stocked.  
To the rear is mainly laid to lawn with well maintained borders and patio area. There is also a lean to greenhouse.

### Tenure

Freehold

### Property Details

Local Authority: Darlington  
Council Tax Band: C

Annual Price: £2,108  
Conservation Area No  
Flood Risk Very low  
Floor Area 0 ft 2 / 0 m 2  
Plot size 0.10 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
6 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability

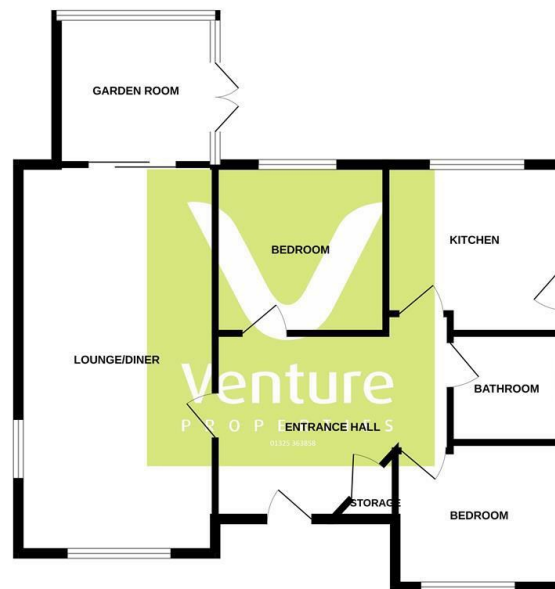
BT  
Sky  
Virgin

### Note

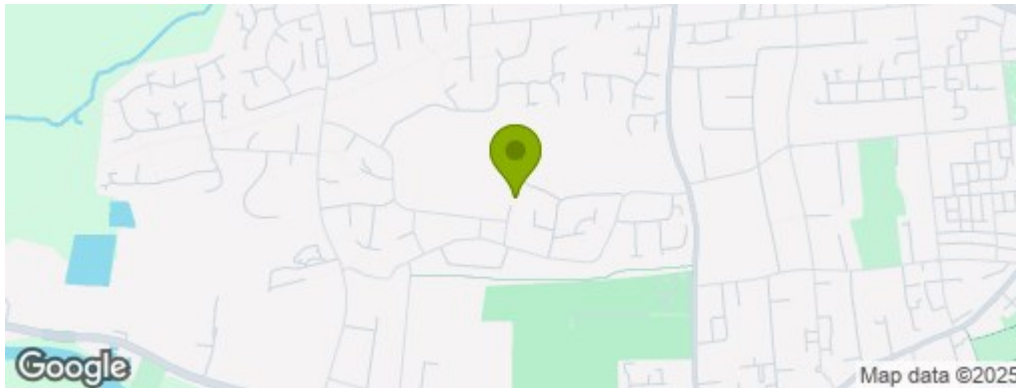
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of all dimensions, fixtures and fittings are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Metaplan (2025)



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)