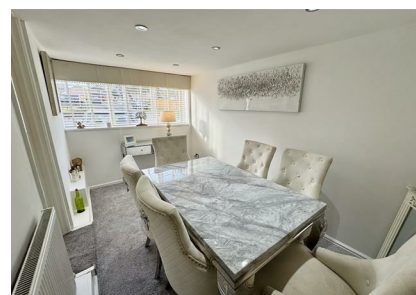


Lazenby Crescent, Darlington, DL3 9QB
Offers in the region of £265,000

estates⁴
'The Art of Property'



Lazenby Crescent, Darlington, DL3 9QB

Offers in the region of £265,000

Council Tax Band: C

Nestled on the highly sought-after Mowden development in the West End of Darlington, this beautifully presented 3/4-bedroom, semi-detached home offers a perfect blend of comfort and style. With three reception rooms, plus dining kitchen, and three bedrooms, this home is ideal for families or those seeking extra space.

At the rear of the ground floor you are greeted by a light and airy dining kitchen that seamlessly flows into a delightful conservatory extension, creating an inviting atmosphere for both relaxation and entertaining. The garage has been thoughtfully converted, providing a versatile space that can serve as a separate dining room, a spacious office, or even an optional ground floor bedroom, catering to your individual needs.

The property boasts a fabulous size, split-level rear garden, designed for low maintenance yet offering a lovely outdoor space to enjoy. With decking and artificial lawn, it is perfect for those who wish to spend more time enjoying their garden rather than maintaining it. Conveniently located within walking distance of well-regarded schools, this home is also within easy reach of a variety of shops and amenities. A short drive will take you to the town centre and the A1(M), making commuting and accessing local attractions a breeze. With its exquisite interior and prime location, it presents an exceptional opportunity for anyone looking to settle in a vibrant community.

In brief the accommodation consists of:

Ground floor

Entrance hallway, ground floor WC, and converted garage used as a separate dining room, ideal for a home office, playroom or optional ground floor bedroom. Lounge with stunning fireplace enjoying doors opening to the beautifully appointed dining kitchen and conservatory extension.

First floor

Landing opening to a bathroom with separate WC, and three nicely presented bedrooms, comprise two good size doubles and a single.

Externally

Parking to the front along with a mature garden. The impressive rear garden has been significantly improved and maintained by the present owner providing a fabulous place to relax and unwind during those warmer months.

Please note:

Council tax Band - C

Tenure - Freehold

Total sq ft to be considered guide only.

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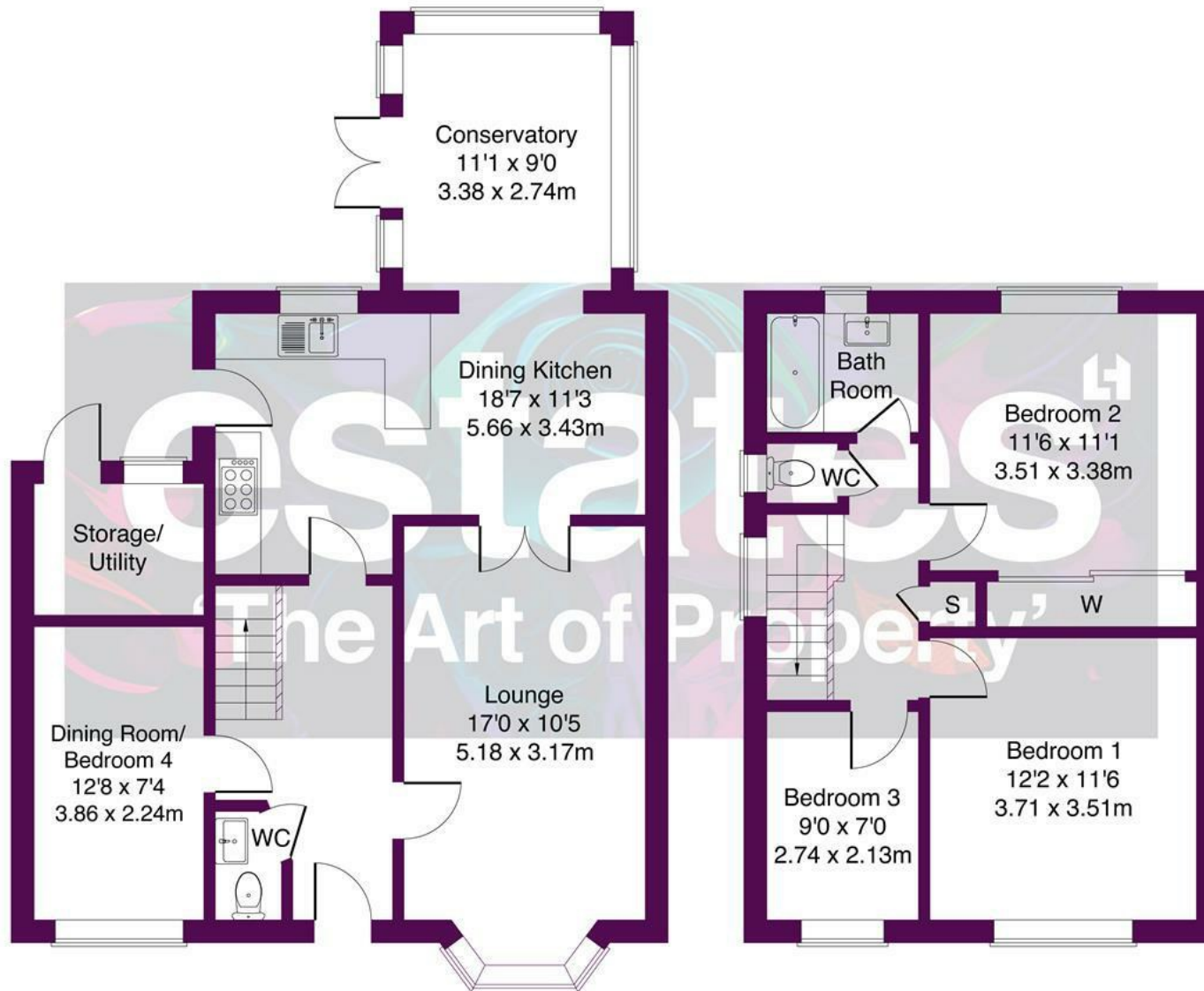
Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.



Lazenby Grove, Darlington, DL3 9QB

Approximate Gross Internal Area: (1237 sq ft - 115 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		