

Edinburgh Drive, Darlington, DL3 8AW
Offers in the region of £359,000

estates⁴
'The Art of Property'



Edinburgh Drive, Darlington, DL3 8AW

Offers in the region of £359,000

Council Tax Band: D

Nestled in the desirable West End of Darlington, this stunning larger-than-average semi-detached home offers a perfect blend of space and modern living. With its prime location, residents will find themselves within walking distance of well-regarded schooling, making it an ideal choice for families.

A true highlight of this property is the stunning garden retreat, a beautifully finished and fully insulated space that goes far beyond your typical summer house. Thoughtfully plastered and fitted with UPVC double-glazed French doors and windows, this versatile haven offers year-round usability, perfect as a home office, studio, gym, or family gatherings. Set within a larger than average, split-level garden, the outdoor space has been significantly enhanced with expansive patio and decking areas, ideal for entertaining or relaxing in style.

Internally, you are greeted by generous, beautifully appointed accommodation that provides ample space for relaxation and entertaining. The ground floor extension has transformed the home, creating an impressive kitchen/breakfast room that serves as the heart of the house, perfect for both casual family meals and entertainment friends. From entering through the front door you are met with a light and airy hallway, two inviting reception rooms and three generously sized double bedrooms, ensuring that everyone has their own comfortable space.

Set on a generous plot, the property benefits from ample parking, including the option to accommodate a caravan or motorhome, which is a rare find in this

area. This semi-detached property on Edinburgh Drive is not just a home, it is a lifestyle choice that combines convenience, comfort, and space, with its attractive features and prime location, it is sure to appeal to a wide range of buyers.

In brief the accommodation consists of:

Ground floor

Entrance porch with open aspect to the hallway. Generous lounge to the front, separate dining room, and L-shaped kitchen/breakfast room to the rear. Lobby allowing access to a ground floor Wc, and garage with electric roller door, also housing the boiler.

First floor

Landing with hatch allowing loft access. Nicely appointed bathroom and three generous double bedrooms.

Externally

This property commands a fabulous plot with generous parking, also running to the right hand side. Delightful well-tended rear garden and stunning summer house/garden room.

Please note:

Council tax Band - D

Tenure - Freehold

Total sq ft to be considered guide only and includes garage & summer house.

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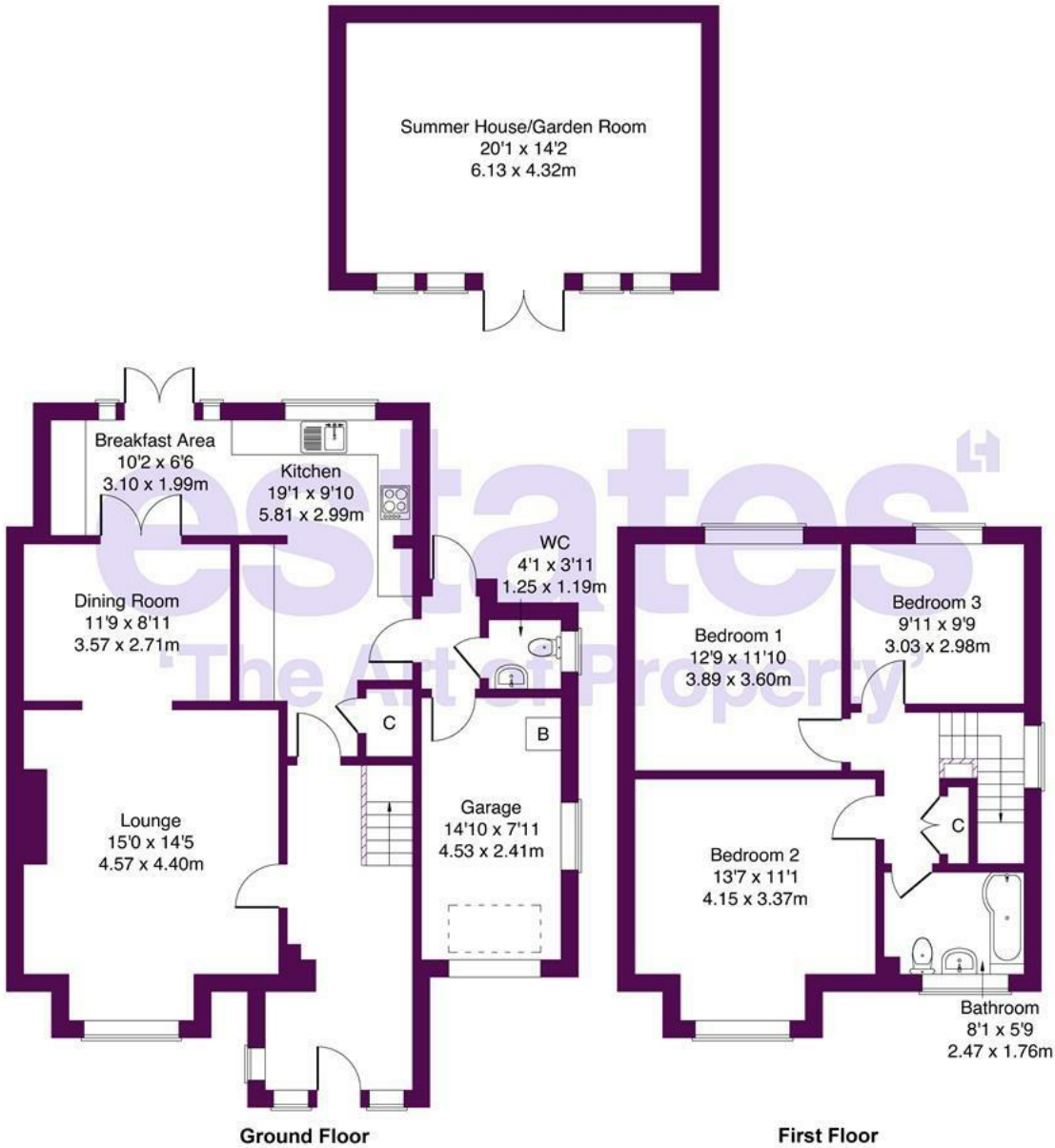
Disclaimer:

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.



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Approximate Gross Internal Area: (1765 sq ft - 164 sq m.)



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	74	80
(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		