

Dewberry Lane Darlington, DL1 3BP
Price £172,000

estates⁴
'The Art of Property'



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Price £172,000

Council Tax Band: C

**** 20% off the full market value while still owning 100% of your home ** NO ONWARD CHAIN ****

This property is offered as part of Darlington Borough Council's Discount Market Sale (DMS) scheme, designed to help local residents get onto the property ladder. Under this scheme, eligible buyers can purchase the home at a 20% discount below the full market value, making home ownership more accessible. Buyers will own 100% of the property and have all the rights and responsibilities of full ownership, but at a significantly reduced purchase price. The discount remains attached to the property, ensuring it continues to benefit future eligible purchasers.

This particular property commands a great position on the sought-after Coatham Vale development in the Beaumont Hill area of Darlington. This immaculately presented end town-house offers a perfect blend of modern living and convenience. Built in 2023, this deceptively spacious three-storey home has been thoughtfully upgraded and improved from the original builder's specification, ensuring a high standard of finish throughout.

Upon entering, you are greeted by a useful porch that leads into a generous reception room, and oversized WC, adding to the practicality of the space. The heart of the home is an impressive dining kitchen, enjoying a fabulous range of integrated appliances, quartz work surfaces and spring-neck mixer tap. The three double bedrooms will certainly appeal to a family, with the impressive principal bedroom located on the top floor, boasting a delightful ensuite, providing a private retreat. The first floor is home to a contemporary bathroom, serving bedrooms two and three with style and comfort.

The property also benefits from a landscaped rear garden, perfect for outdoor relaxation or entertaining, while the front offers a pleasant outlook from this choice plot. Parking is a breeze with space for two

vehicles, making it ideal for families or those with multiple cars.

Situated within a short drive to the A1(M) & A66, this home is perfectly positioned for easy access to local shops and schools, making it an excellent choice for families and professionals alike. This exceptional property is not to be missed, offering a wonderful opportunity to enjoy modern living in a desirable location, at an affordable price.

Please note:

Council tax Band - C

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Estates 'The Art of Property'

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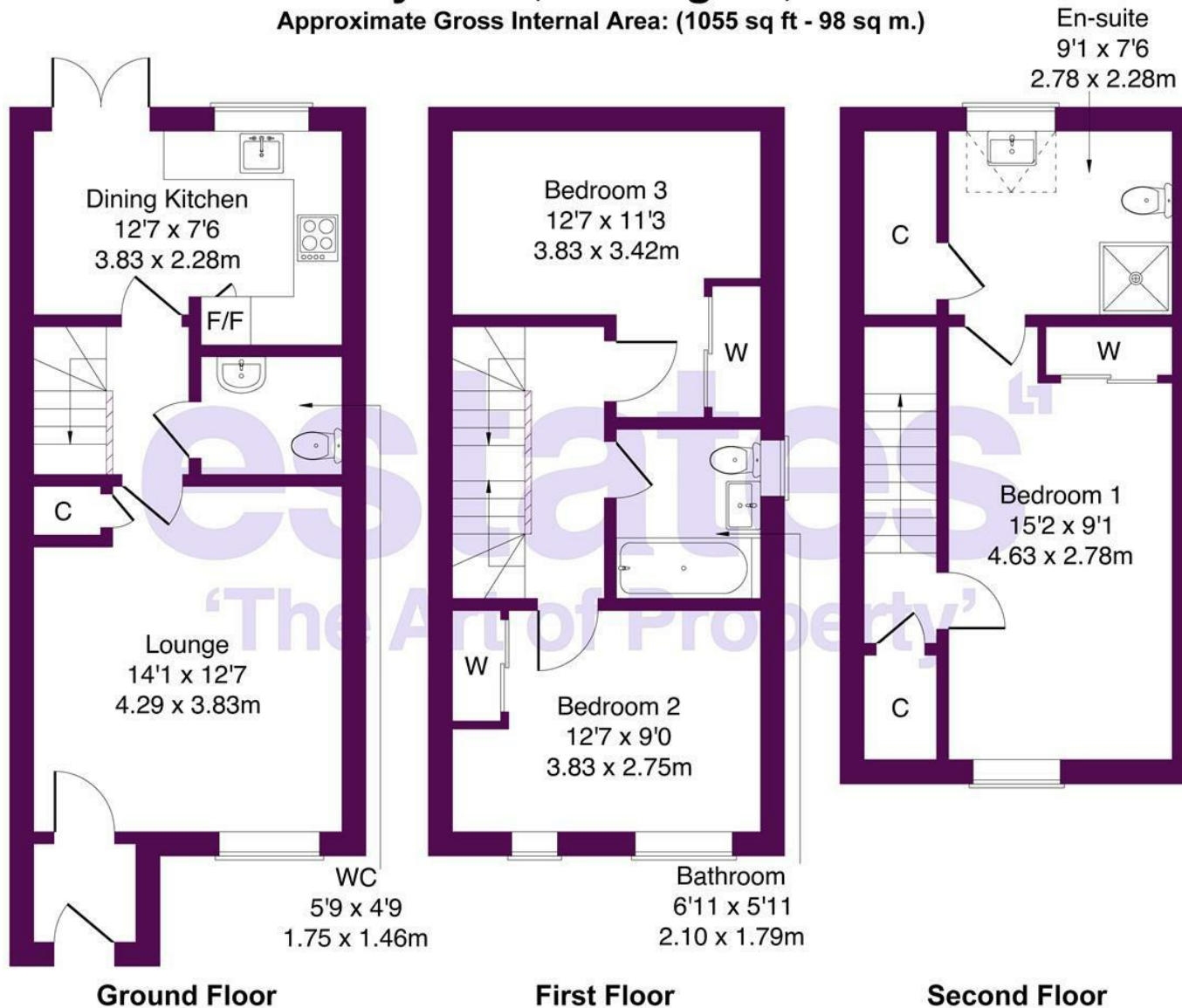
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Approximate Gross Internal Area: (1055 sq ft - 98 sq m.)



Not to Scale. Produced by The Plan Portal 2025
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Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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	