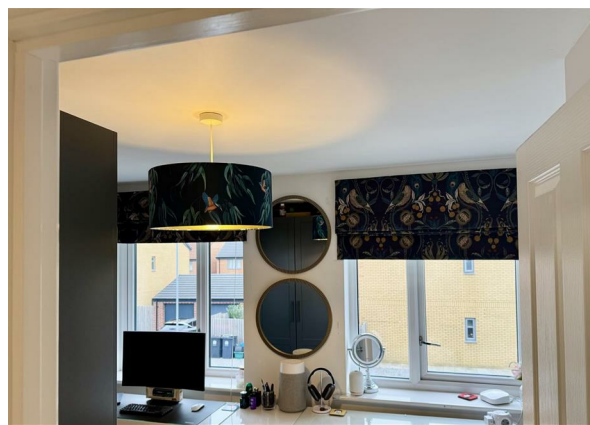
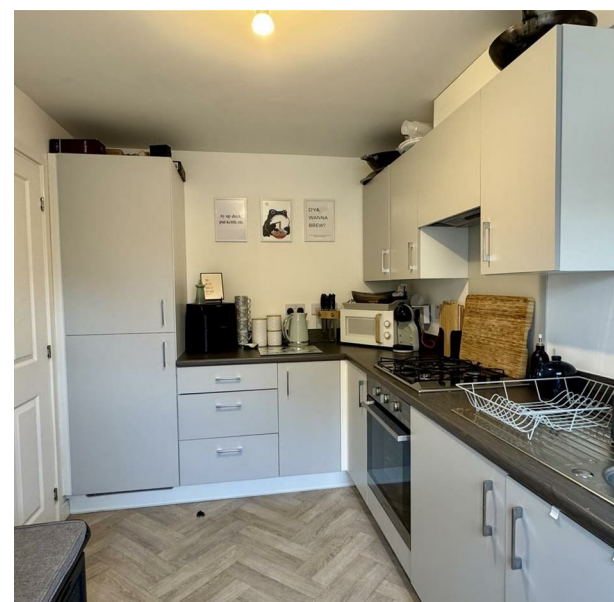


Burnet Drive, Darlington, DL1 1HQ
Offers in the region of £140,000

estates⁴
'The Art of Property'



Burnet Drive, Darlington, DL1 1HQ

Offers in the region of £140,000

Council Tax Band: A

Situated on a lovely and peaceful position within the sought-after Central Park development, just off Haughton Road, this exquisite mid-link home, built in 2022, offers a perfect blend of modern living and stylish design. The property boasts a beautifully presented interior, crafted to show-home standards by the current owner, ensuring a warm and inviting atmosphere throughout.

Upon entering, you will find a generous lounge that serves as the heart of the home, ideal for both relaxation and entertaining. The contemporary kitchen is equipped with a full range of integrated appliances, making it a delight for any culinary enthusiast. Additionally, the ground floor features a convenient WC, enhancing the practicality of the living space.

The first floor comprises two double bedrooms, each designed with comfort in mind, along with a quality contemporary bathroom that reflects the high standards found throughout the property. The home benefits from a manageable rear garden with rear pedestrian access, and parking is available at the front, adding to the convenience of this delightful residence.

With easy access to the A66 & A1(M), this property is ideally located for those commuting or seeking to explore the surrounding areas. Furthermore, it comes with the reassurance of the 10-year NHBC warranty, ensuring peace of mind for years to come. This home is a true gem, offering a wonderful opportunity for anyone looking to settle in a vibrant community.

Please note:

Council tax Band - A

Tenure - Freehold

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

Gas Central Heating via a 'Combi' boiler.

UPVC double glazing plus composite front door.

Estates 'The Art of Property'

Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:

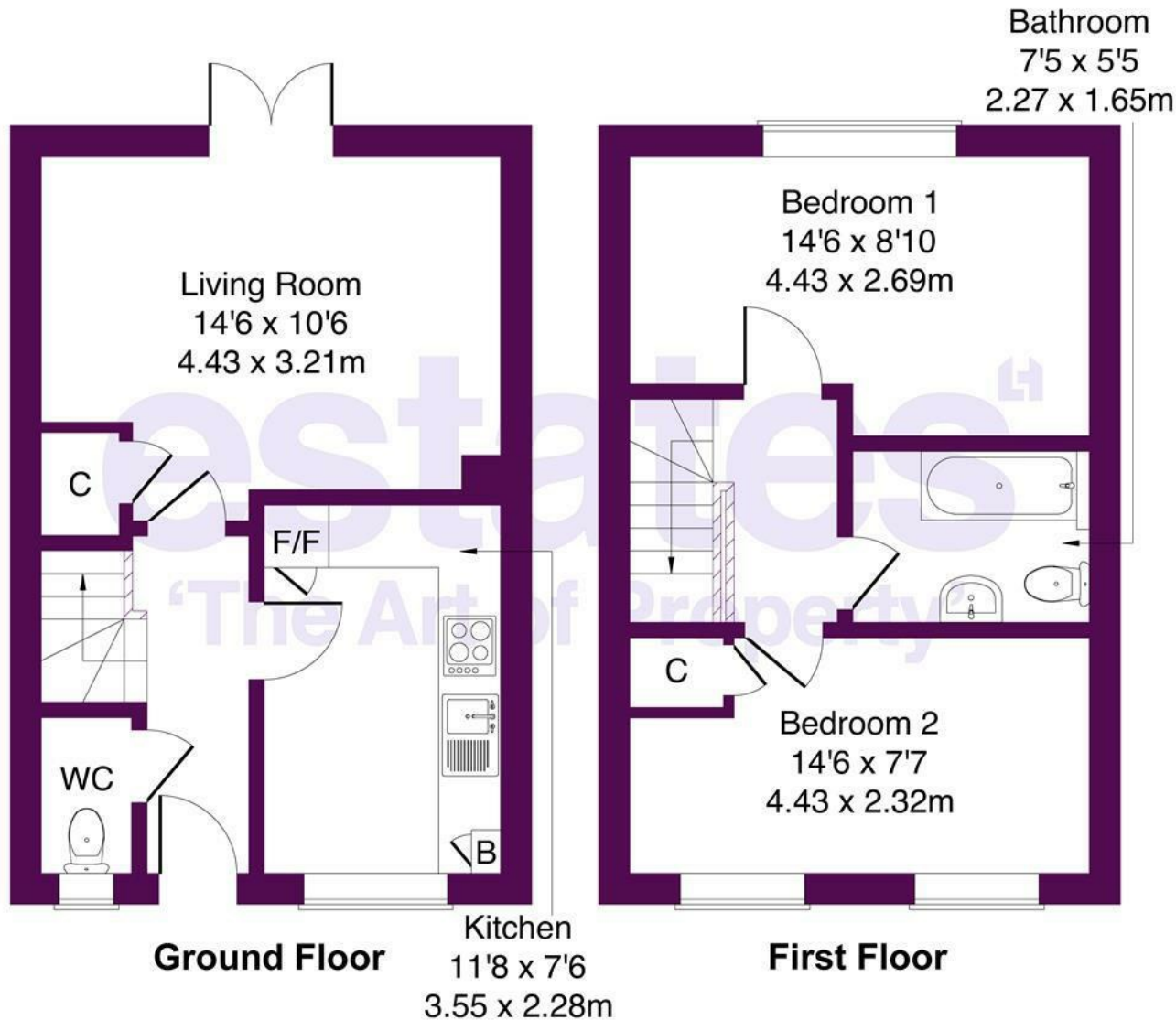
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested 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. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing

material must not be copied, reproduced, shared, or used in any way without our prior written permission.



Burnet Drive, Darlington, DL1 1HQ

Approximate Gross Internal Area: (657 sq ft - 61 sq m.)



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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		84	97
(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	