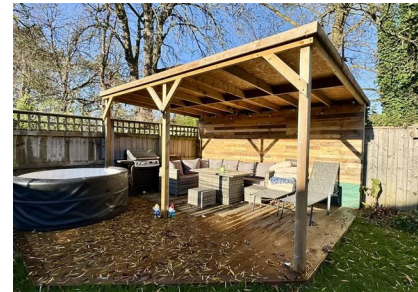


Barrett Road, Darlington, DL3 8LB
Offers in the region of £330,000

estates⁴
'The Art of Property'



Barrett Road, Darlington, DL3 8LB

Offers in the region of £330,000

Council Tax Band: D

Located in Darlington's sought-after West End, this stunning property is a perfect family home. As you step inside, you will be greeted by a sumptuous interior design that flows throughout the home. The quality fixtures and fittings enhance the overall appeal, making it a truly inviting space. The highlight of this property is undoubtedly the open plan dining kitchen family room with a show-stopper luxury kitchen, which is equipped with an island and integrated appliances. The bi-fold doors open to the generous rear garden, creating a seamless connection between indoor and outdoor living, perfect for entertaining or enjoying family time. With a separate reception room located to the front of the home, there is plenty of space for relaxation and socialising.

Boasting an impressive three double bedrooms, including two spacious doubles, and a smaller double, this property offers ample space for comfortable living. The immaculate family bathroom features a impressive contemporary suite, complete with both a bath and shower. A large utility/boot room and ground floor Wc ensure convenience for all, and adds to what is an excellent amount of accommodation.

The large rear garden is a fantastic feature, providing a great outdoor space for children to play or for hosting summer gatherings. Additionally, the property offers parking for two vehicles to the front, garage, and extended store/workshop.

Located in the Mowden area this home is within walking distance to well-regarded primary and secondary schools, making it an ideal choice for families. This property truly combines modern living with a touch of elegance, making it a must-see for anyone looking to settle in this delightful part of town.

Please note:
Council tax Band - D
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.

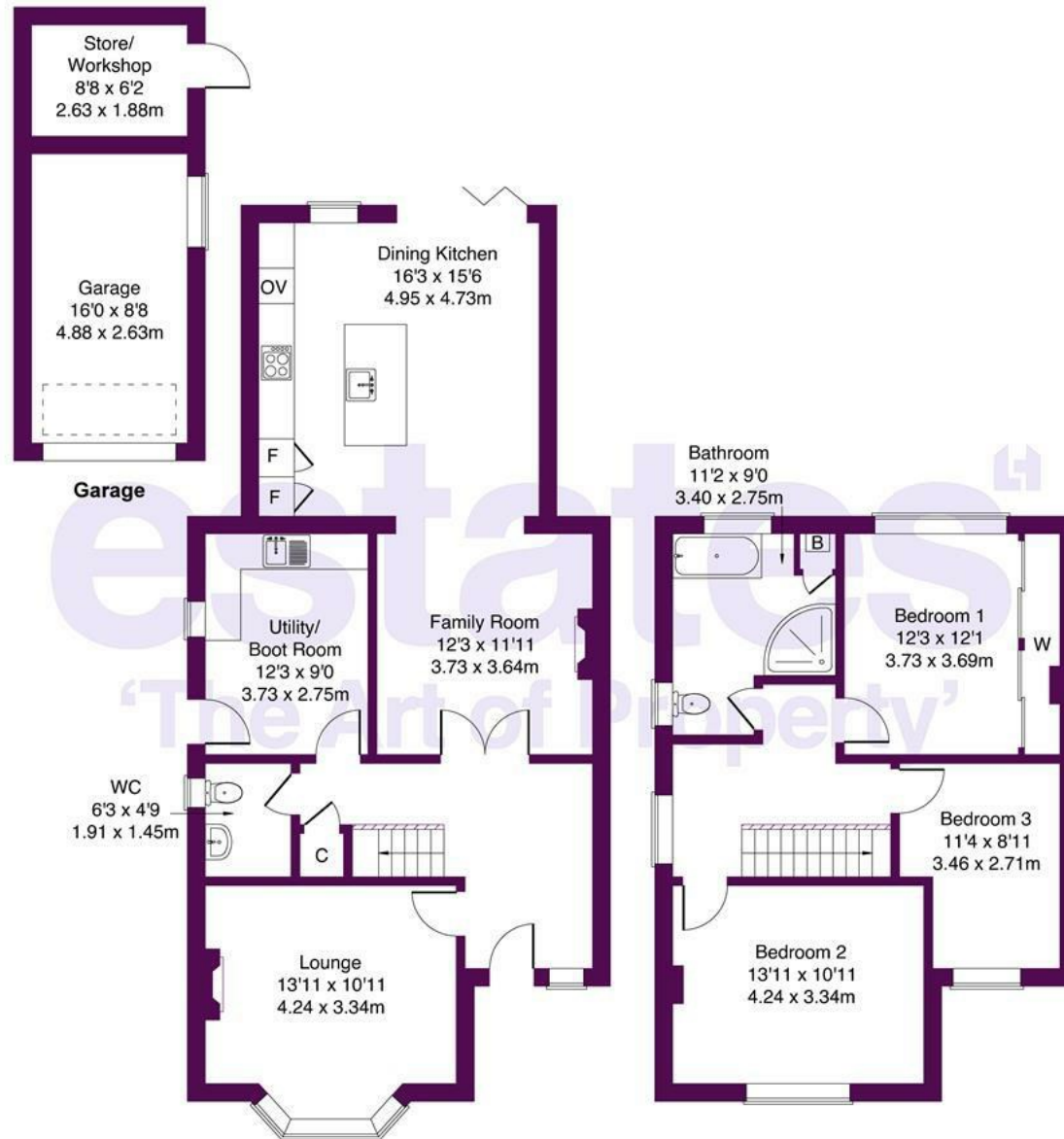
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Disclaimer:
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Barrett Road, Darlington, DL3 8LB

Approximate Gross Internal Area: (1690 sq ft - 157 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		