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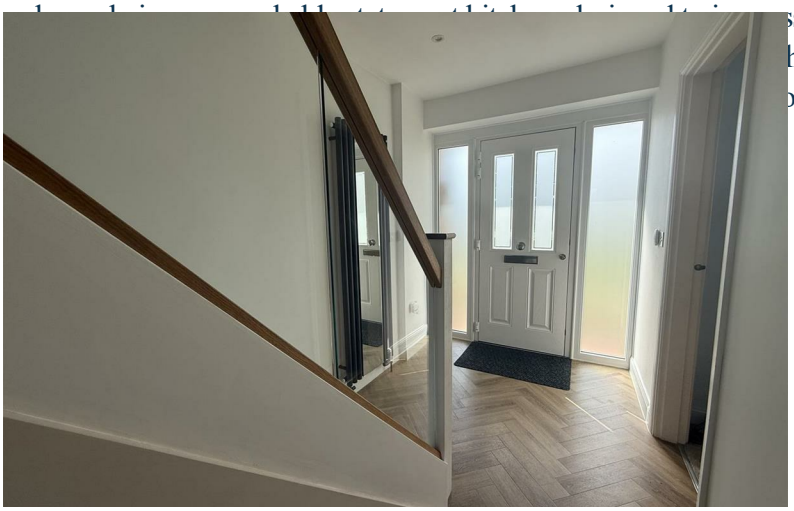
10 LAZENBY GROVE, DARLINGTON, DL3 9QD

£280,000

Located in a peaceful cul-de-sac within the Mowden area of Darlington. This beautifully refurbished property boasts a modern and stylish interior, and is a sizeable family home.

having undergone recent refubishment by the current owner the property is in ready to move into order. As you enter, the welcoming reception hallway sets the tone for the property throughout. With light and bright decor and quality Oak and Glazed balustrade staircase to the first floor. The lounge is a generous reception room with the real stand out feature of the



To the first floor there are three egnerous bedrooms, two double bedrooms and a good sized third single room. These are serviced by a modern family bathroom/WC with a separate shower. Externally the front gardens open plan and laid to lawn with a driveway for off street parking in addition to a single GARAGE. The rear garden is of a very good size and mainly laid to lawn with patio seating areas to both the top and bottom of the garden to catch the best of the sun shine.

The location within the Mowden area of Darlington is ideally situated close to well-regarded schools, making it perfect for families. Additionally, shops are within walking distance, and regular bus services along with excellent transport links make commuting a breeze.

In summary, this semi-detached house on Lazenby Grove is a delightful blend of modern living and comfort, set in a tranquil location. Warmed by gas central heating and being fully double glazed. The property also benefits from a newly refurbished roof, completed in 2024.

TENURE: Freehold
COUNCIL TAX: C

RECEPTION HALLWAY
Smart composite door opens to the reception hallway with a LVT floor and oak and glass balustrade to the first floor.

LOUNGE
13'10" x 13'9" (4.22 x 4.21)
A generous reception room with a bay window to the front aspect.

KITCHEN
20'1" x 17'10" (6.14 x 5.45)
Upgraded superbly with a contrasting range of cabinets in modern dove grey and blue tones which are both complemented perfectly by the marble worksurfaces. A host of integrated appliances include an electric oven and gas hob, microwave, fridge/freezer, wine fridge and washing machine. There is a breakfast bar for informal dining and the room is open plan to the dining area which has French doors opening onto the garden. The LVt from the hallway is continued through.

FIRST FLOOR

LANDING
Leading to all three bedrooms and to the bathroom/WC

BEDROOM ONE
14'3" x 11'4" (4.35 x 3.46)
The principal bedroom is a generous double room with a window to the front aspect and a double wardrobe.

BEDROOM TWO
13'2" x 9'4" (4.02 x 2.87)
A second double bedroom this time overlooking the rear aspect and also having a built in double wardrobe.

BEDROOM THREE
8'5" x 8'2" (2.59 x 2.50)
A good sized single bedroom overlooking the front aspect.

BATHROOM/WC
With a statement bath, hand basin and WC. The separate shower is designed wetroom style with a glass screen.

EXTERNALLY
Externally the front gardenis open plan and laid to lawn with a driveway for off street parking in addition to a single GARAGE. The rear garden is of a very good size and mainly laid to lawn with patio seating areas to both the top and bottom of the garden to catch the best of the sun shine.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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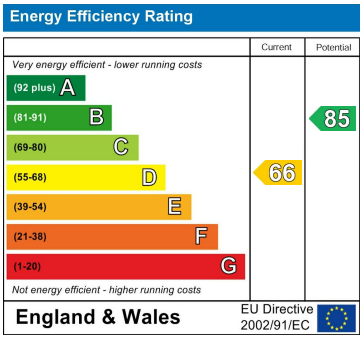

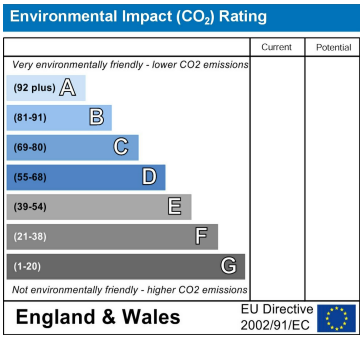

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