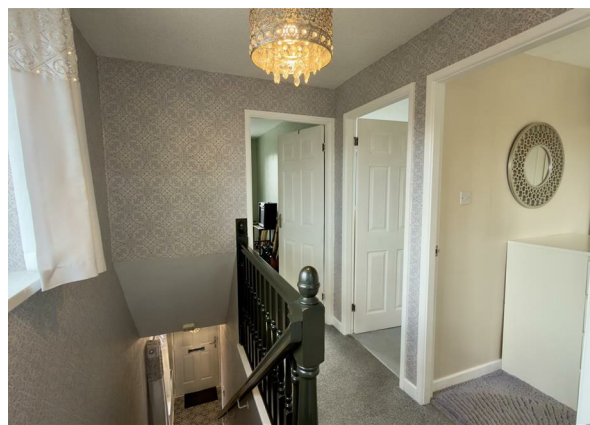
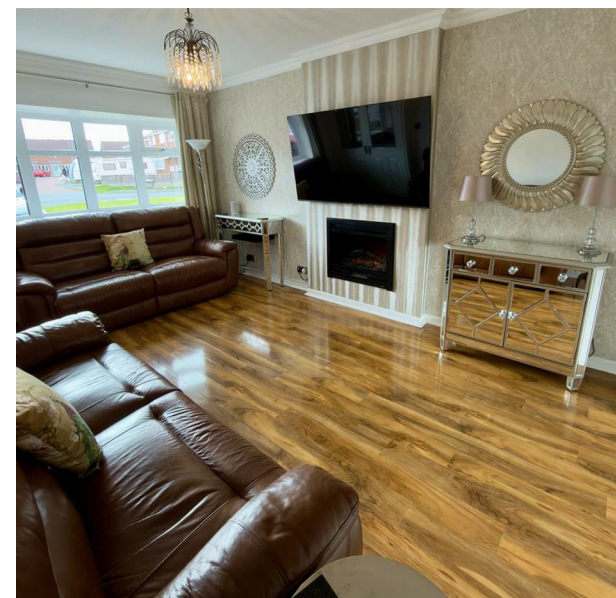


Washbrook Drive, Darlington, DL3 0JA
Offers in excess of £170,000

estates⁴
'The Art of Property'



Washbrook Drive, Darlington, DL3 0JA

Offers in excess of £170,000

Council Tax Band: B

Occupying a generous plot within the highly sought-after Harrowgate Hill area of Darlington, this beautifully presented and thoughtfully enhanced three-bedroom residence offers an exceptional combination of space, practicality and contemporary family living. Ideally positioned within easy reach of well-regarded schools, local amenities and excellent transport connections, including the A1(M) and A66, the property enjoys both convenience and an enviable setting.

Set well back from the road, the home immediately impresses with its substantial, professionally resurfaced driveway (2025), providing exceptional off-street parking for up to six vehicles with ample additional space for a caravan, motorhome or trailer—an increasingly rare and highly desirable feature. A garage with power and lighting, together with an extended rear storage area, further enhances the property's outstanding practicality.

The landscaped rear garden has been extensively upgraded in 2025 to create a stylish, low-maintenance outdoor retreat, offering an ideal setting for relaxing, entertaining and making the most of the warmer months.

Internally, the property has been impeccably maintained and tastefully decorated throughout. A welcoming entrance hallway, accessed via a contemporary composite front door, leads into an elegant bay-fronted lounge filled with natural light. To the rear, a spacious dining kitchen provides the perfect heart of the home, combining everyday functionality with excellent entertaining space and benefiting from access to a charming timber-framed conservatory overlooking the garden.

The first floor offers three well-proportioned

bedrooms, including a third bedroom incorporating a useful built-in storage cupboard housing the hot water cylinder. A loft hatch provides access to additional roof space storage, while the family bathroom is beautifully presented with a modern white suite and attractive tiling.

Further benefits include uPVC double glazing (excluding the conservatory) and gas central heating supplied by a Baxi boiler.

Properties offering such an impressive level of off-street parking, beautifully updated outdoor space and a superb location are rarely available which also comes with NO CHAIN and reasonable offers around £180,000 will be considered.

Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Please note:

Council tax Band - B

Tenure - Freehold

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

Following acceptance of an offer, the prospective

buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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.

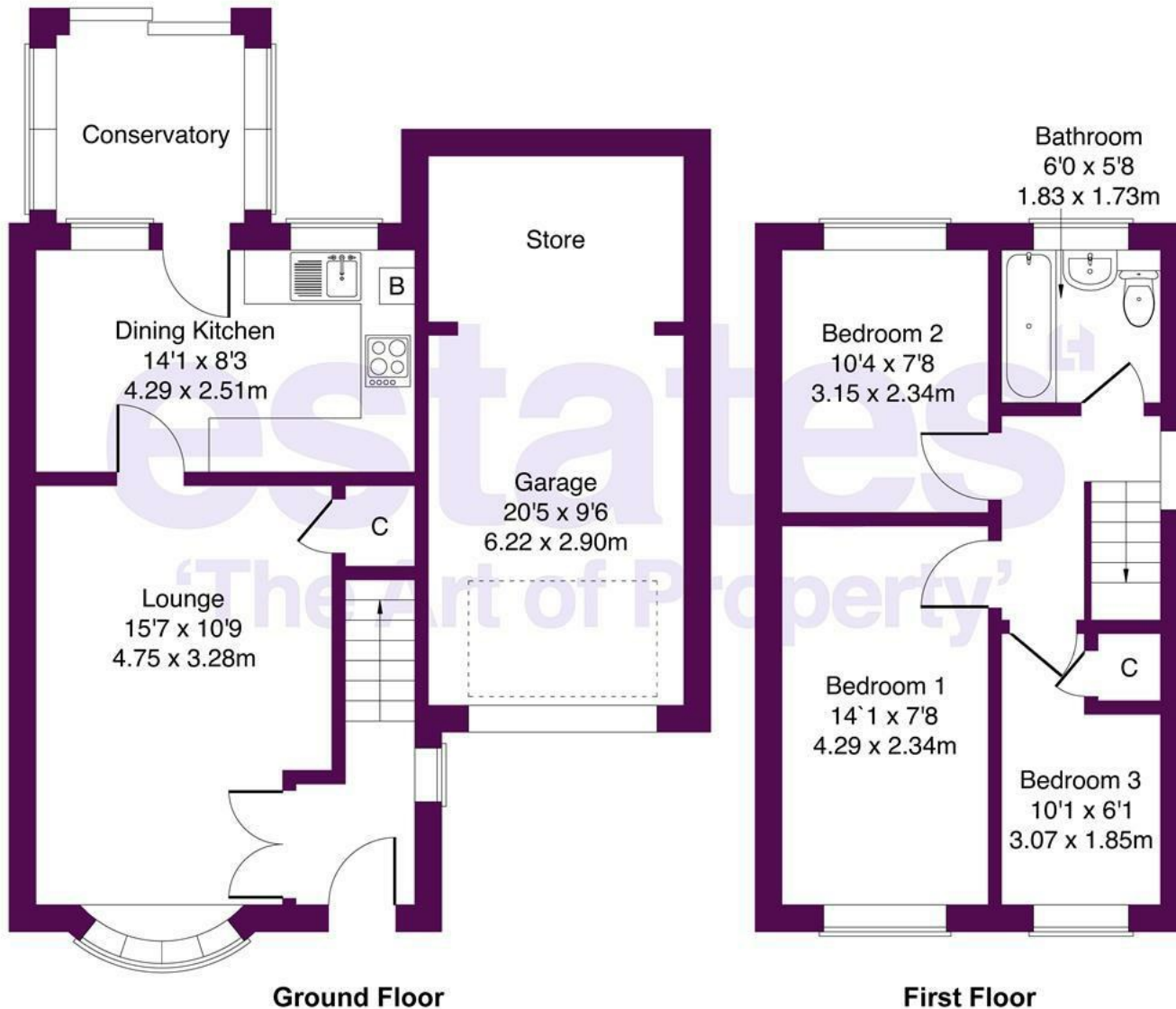


Washbrook Drive, Darlington, DL3 0JA

Approximate Gross Internal Area: (894 sq ft - 83 sq m.)
(Excluding Conservatory)

estates^{LT}
'The Art of Property'

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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		