



**Moray Close**  
Darlington DL1 3TH  
**£320,000**





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# Moray Close

## Darlington DL1 3TH



- Four Bedroom Detached Property
- Garage
- Nearby Parks and Schools

- Springfield Area of Darlington
- Conservatory
- Excellent Travel and Transport Links

- Generous Off Street Parking to Front
- Close To Amenities
- Council Tax Band D

Welcome to Moray Close, Darlington, this stunning detached property offers a perfect blend of modern living and comfort. With four bedrooms, this property is ideal for families seeking ample space to grow and thrive. Offering off-street parking for up to two vehicles, along with an integral garage, this property is sure to tick all the right boxes.

Upon entering, you will find an inviting reception room with a newly installed media wall that provides the perfect space for relaxation and entertainment. The newly refurbished interiors are tastefully designed, creating a fresh and contemporary atmosphere throughout the home. The open aspect kitchen/dining room enhances the living space and leads to a conservatory, allowing for an abundance of natural light and a lovely view of the garden.

The location is also advantageous, providing easy access to local amenities and transport links, making it a practical choice for daily living. This property is not just a house; it is a home where memories can be made. With its modern finishes and thoughtful layout, it is ready for you to move in and start your new chapter. Don't miss the opportunity to make this wonderful property your own.

### Entrance Hall

The property is entered through a composite front door, into a welcoming entrance hallway with staircase to first floor. Kamdean flooring, part panelling to walls and radiator.

### Lounge

14'2" x 13'1" (4.32m x 3.99m)

The beautifully presented living room has a UPVC double glazed, walk in bay window to the front and a newly installed feature media wall with inset t.v and glass fronted real flame effect fire. Dual shelving alcoves with lights. Kamdean flooring, double doors to dining room, spotlights to ceiling and radiator.

### Dining Room

9'7" x 9'1" (2.92m x 2.77m)

The dining room is tastefully decorated in neutral tones, with feature panelled wall, double sliding doors to the conservatory, Kamdean flooring, spotlights to ceiling, vertical radiator and open aspect to the kitchen area.

### Kitchen

9'7" x 10'2" (2.92m x 3.10m)

The kitchen is fitted with a range of modern wall, base and drawer units with contrasting Quartz worktops including splashbacks. Integrated sink with stylish, three in one Quooker tap, integrated ceramic hob, eye level AEG oven and microwave. Integrated Neff dishwasher along with integrated fridge freezer and dual recycling bins. Under stairs storage, Upvc double glazed window to rear, spotlights to ceiling and Kamdean flooring. Access door to Utility room and adjoining garage.

### Utility Room/Ground Floor Cloaks

6'2" x 5'3" (1.88m x 1.60m)

The utility room has a UPVC double glazed window to the side elevation and is fitted with a base

and wall unit, Quartz worktop including splashbacks with integrated sink and space for a washing machine and tumble dryer. Kamdean flooring, spotlights to ceiling, Upvc door to the garden and access to the ground floor cloakroom, comprising of a low level w.c, wall mounted wash hand basin with mixer tap, UPVC double glazed window to the side, Kamdean flooring, spotlights to ceiling and radiator.

### Garage

With recently installed remote control roller door, Baxi boiler which has a valid guarantee, power and light.

### Conservatory

8'11" x 9'1" (2.72m x 2.77m)

The delightful conservatory offers fine panoramic views overlooking the rear garden. The conservatory is part wall and part UPVC double glazed with double doors to the garden, apex roof and laminate flooring.

### First Floor Landing

A staircase leads to the first floor landing, with access to loft via drop down ladder and part panelled walls.

### Bedroom One

10'11" x 11'0" (3.33m x 3.35m)

A double bedroom with a UPVC double glazed window overlooking the front elevation of the property, with spotlights to ceiling, radiator and access to en suite shower room.

### En-Suite

This elegant and modern en-suite shower room has a window to the side of the property and is fitted with a walk in shower cubicle with waterfall shower and spray. Wall mounted, bowl style wash hand basin and a low level w.c with marble style tiles, spotlights to ceiling and heated towel rail.

### Bedroom Two

10'6" x 8'2" (3.20m x 2.49m)

A double bedroom benefiting from two Upvc double glazed windows, fitted wardrobes, spotlights to ceiling and radiator.

### Bedroom Three

8'0" x 9'4" (2.44m x 2.84m)

With Upvc double glazed window to rear, spotlights to ceiling and radiator.

### Bedroom Four

8'7" x 8'3" (2.62m x 2.51m)

A single bedroom with UPVC double glazed window, spotlights to ceiling and radiator.

### Bathroom

The family bathroom has a P-shaped bath with shower over and screen, wash hand basin and back to wall w.c in vanity unit, spotlights to ceiling and Upvc double glazed obscure window to the rear.

### Externally

Externally to the front of the property there is a block paved double driveway providing off road car parking, a single integral garage and a garden which is laid to lawn and complimented with a variety of mature plants and shrubs.

The private rear garden, not overlooked is delightfully landscaped, being mainly laid to lawn and complimented with an abundance of mature greenery. There is also a patio area which is ideal for outdoor entertaining and a shed providing useful storage.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,494

Conservation Area: No

Flood Risk: Very low

Floor Area: 1,065 ft<sup>2</sup> / 99 m<sup>2</sup>

Plot size: 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

2 Mbps

Superfast

78 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

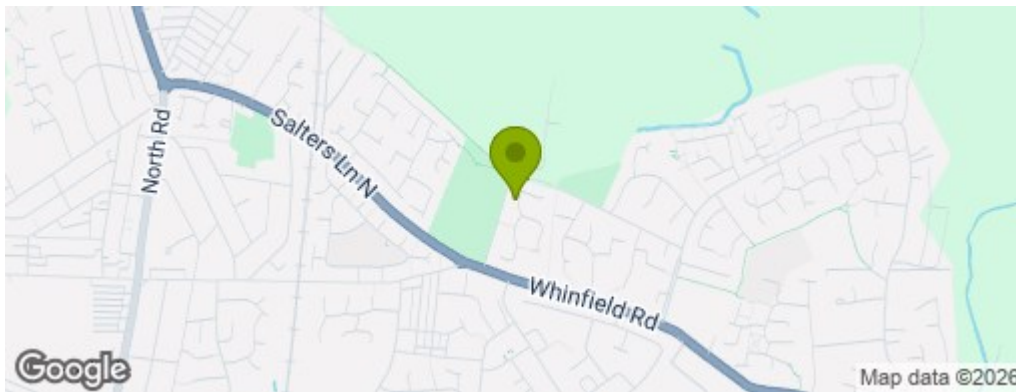
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### Note

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## Property Information

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