Eggleston View, Darlington, DL3 9RG

Offers in excess of £200,000

estates
'The Art of Property'

Eggleston View, Darlington, DL3 9RG
Offers in excess of £200,000
Council Tax Band: B

A Beautifully Improved and Substantially Extended Family Home with Superb Parkland Views

Arguably occupying one of the finest positions within this popular part of Darlington, this substantial family home enjoys a peaceful outlook over parkland and greenery to the rear, together with a generous south-facing split-level garden.

Significantly improved and thoughtfully reconfigured by the present owner, with considerable investment and attention to detail, the property now offers a luxurious and highly impressive standard of accommodation throughout.

The beautifully presented interior includes a bright and airy principal reception room running front to rear, featuring a multi-fuel stove, while the former layout has been cleverly reconfigured to create a truly impressive open-plan kitchen, dining and family room. This superb space incorporates a high-specification kitchen with integrated appliances, plus a useful utility area.

Originally a five-bedroom property, two bedrooms have been combined to create an impressive principal bedroom running front to rear, complete with attractive exposed wood flooring. There are three further well-proportioned bedrooms and a contemporary refitted shower room.

Further benefits include gas central heating via a 'Combi' boiler, while the external windows and doors were also replaced in 2025.

Externally, the property is nicely set back with a generous front garden and ample parking, whilst the standout rear garden offers an excellent degree of space, privacy and wonderful views over the surrounding greenery.
Situated within walking distance of Cockerton village, with Darlington town centre and excellent road links including the A1(M) and A66 also easily accessible.

A fabulous opportunity to acquire a substantial and stylish family home in an advantageous location, offering exceptional space, quality, luxurious interiors and a wonderful setting. Early viewings are strongly recommended.

Professional Estate Agents - Open 7 days a week!
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PLEASE NOTE
Council Tax Band: B
Tenure: FREEHOILD

Following acceptance of an offer, each prospective buyer will be required to pay £30 inc. VAT for the necessary anti-money laundering checks, carried out by Estates in accordance with HMRC regulations.

DISCLAIMER
All measurements, including the total square footage and individual room dimensions, are provided as a guide only and should not be relied upon as exact measurements. Measurements will, in most cases, represent the maximum measurement of the room or area. Where measurements are provided for garages, outbuildings or other additional areas, these will also be included within the stated total square footage. Prospective purchasers should satisfy themselves as to the accuracy of all measurements before proceeding. Utility measurement includes Wc. Shower room measurement is 'plus' shower cubicle.

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) as a guide to the property. They do not constitute or form part of an offer or contract and should not be relied upon as representations. All interested parties are advised to verify the accuracy of the information provided. No tests or checks have been carried out in respect of heating, plumbing, electrical installations or appliances included with the property. Prospective purchasers should make their own enquiries and investigations as appropriate.

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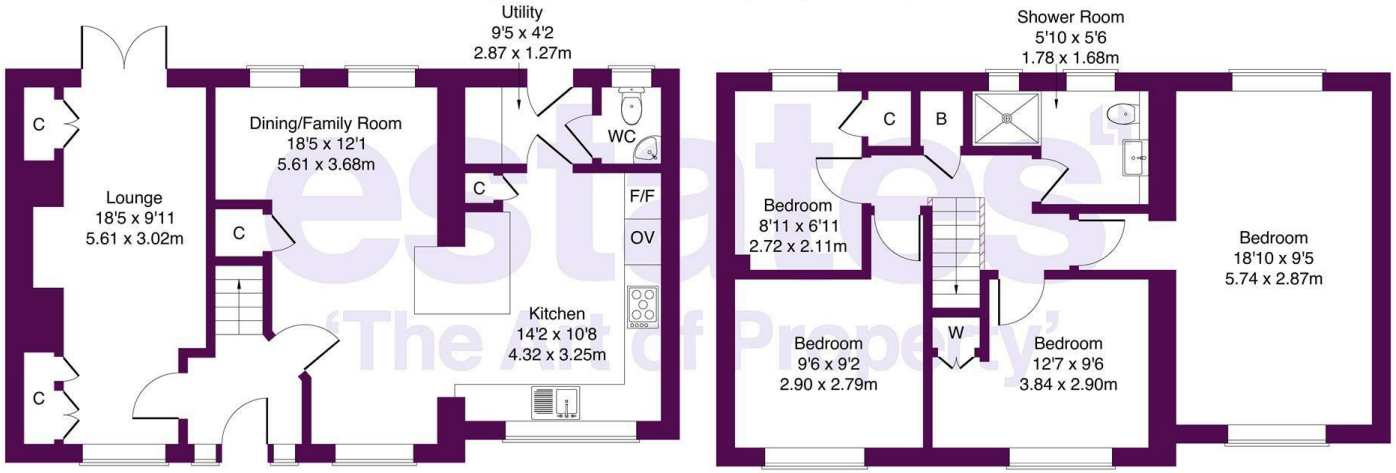
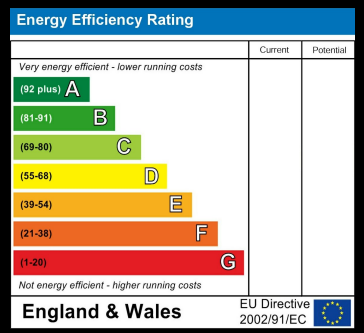
Approximate Gross Internal Area: (1316 sq ft - 122 sq m.)



Ground Floor **First Floor**

Not to Scale. Produced by The Plan Portal 2026
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/