



Ann Cordey
ESTATE AGENTS

39 Merrybent, Darlington, DL2 2LF
Offers In The Region Of £395,000



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BEAUTIFULLY PRESENTED AND THOUGHTFULLY UPGRADED, this deceptively spacious three double bedroom detached bungalow occupies a delightful position within the highly sought-after village of Merrybent, on the outskirts of Darlington. Surrounded by open countryside yet offering excellent transport links, this exceptional home is perfectly suited to a wide range of purchasers, including families, those looking to downsize without compromise, or buyers seeking versatile single-storey living.

Set well back from the road, the property enjoys an impressive frontage with a generous driveway providing ample off-street parking, complemented by a mature front garden which creates an attractive approach. To the rear, the beautifully landscaped garden is a particular highlight, offering an excellent space for both relaxing and entertaining. A composite decked seating area enjoys direct access from the garden room and leads to a superb garden bar, with additional seating areas, established planted borders, a generous lawn, storage shed and an attractive rockery beyond, all enjoying pleasant views across the neighbouring fields.

The accommodation has been finished to an excellent standard throughout and briefly comprises an entrance porch with useful storage, leading into a welcoming central hallway. To the front of the property is a spacious and light-filled lounge together with the principal double bedroom. A second double bedroom benefits from its own en-suite facilities, while the stylish fitted kitchen features a comprehensive range of contemporary wall, floor and drawer units, contrasting work surfaces, integrated appliances and a breakfast bar, creating an ideal space for everyday living.

****NO ONWARD CHAIN****

TENURE: FREEHOLD
COUNCIL TAX: E

To the rear of the property is a further generous double bedroom together with a dining area which opens seamlessly into the impressive garden room extension. Flooded with natural light from a large roof lantern and featuring bi-folding doors opening onto the rear decking, this superb additional reception space provides the perfect setting for entertaining or simply enjoying the surrounding garden.

Beautifully presented from top to bottom, this outstanding bungalow offers deceptively spacious accommodation, three genuine double bedrooms and exceptional outdoor space, making it a rare opportunity in one of the area's most desirable village locations. Early viewing is strongly recommended.

LOUNGE
15'04 x 10'11 (4.67m x 3.33m)

BEDROOM ONE
13'2 x 9'2 (4.01m x 2.79m)

BEDROOM TWO
12'10 x 11'03 (3.91m x 3.43m)

EN SUITE
5'6 x 4'9 (1.68m x 1.45m)

KITCHEN
14'08 x 11'02 (4.47m x 3.40m)



WET ROOM
 7'9 x 8'11 (2.36m x 2.72m)

BEDROOM THREE
 10'11 x 7'00 (3.33m x 2.13m)

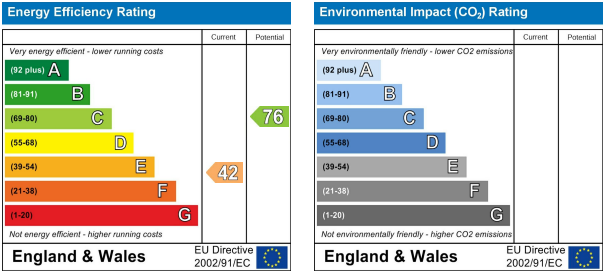
DINING AREA
 12'9 x 6'7 (3.89m x 2.01m)

GARDEN ROOM
 15'2 x 11'06 (4.62m x 3.51m)



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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