



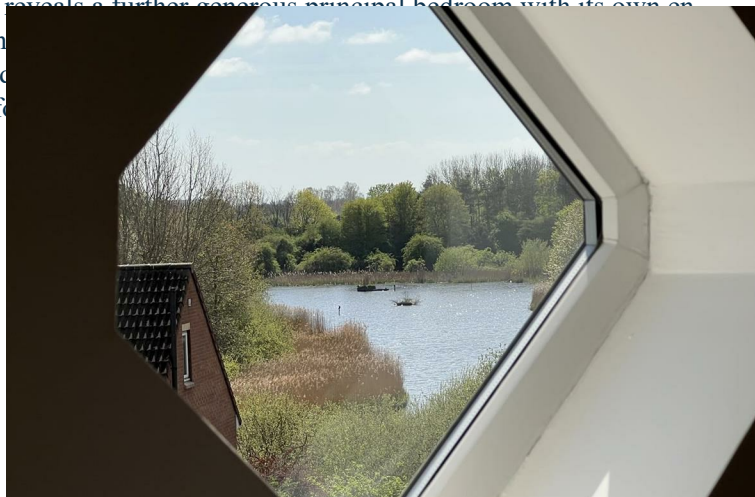
3 PENDEEN GROVE, DARLINGTON, DL3 0ZZ

£350,000

An exceptional five-bedroom, three-storey detached residence, pleasantly positioned within the highly desirable Harrowgate Farm development. Occupying a notably generous plot, this substantial family home enjoys a high degree of privacy, with a beautifully sized rear garden backing onto open woodland, offering a tranquil and secluded setting.

The ground floor provides an impressive level of versatile living accommodation, featuring four well-proportioned reception rooms ideal for modern family life, entertaining guests, or those working from home. The kitchen offers ample space for informal dining and is complemented by a practical utility room. A convenient ground floor WC completes this level.

To the first floor are four spacious bedrooms, including a well-appointed guest bedroom with en suite bathroom facilities, alongside a family bathroom serving the remaining rooms. The second floor reveals a further generous principal bedroom with its own en



SITTING ROOM
15'5 x 8'5 (4.70m x 2.57m)

LOUNGE
19'8 x 10'2 (5.99m x 3.10m)

DINING ROOM
10'5 x 10'4 (3.18m x 3.15m)

GARDEN ROOM
10'08 x 8'2 (3.25m x 2.49m)

KITCHEN
15'0 x 8'0 (4.57m x 2.44m)

UTILITY
6'11 x 5'7 (2.11m x 1.70m)

WC
5'9 x 4'5 (1.75m x 1.35m)

BEDROOM TWO
12'10 x 10'6 (3.91m x 3.20m)

EN SUITE BATHROOM
9'7 x 5'5 (2.92m x 1.65m)

FAMILY BATHROOM
9'11 x 6'4 (3.02m x 1.93m)

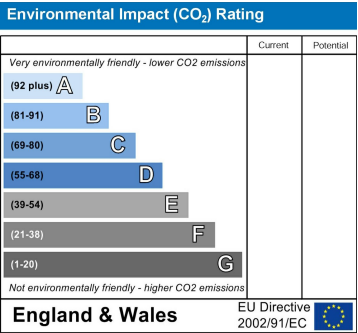
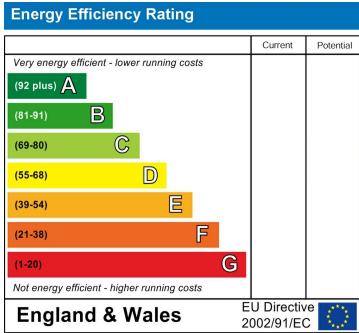
BEDROOM THREE
12'10 x 10'05 (3.91m x 3.18m)

BEDROOM FOUR
8'10 x 8'11 (2.69m x 2.72m)

BEDROOM FIVE
9'2 x 10'11 (2.79m x 3.33m)

PRINCIPAL BEDROOM
17'0 x 17'0 (5.18m x 5.18m)

EN SUITE BATHROOM
9'9 x 9'8 (2.97m x 2.95m)



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

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

