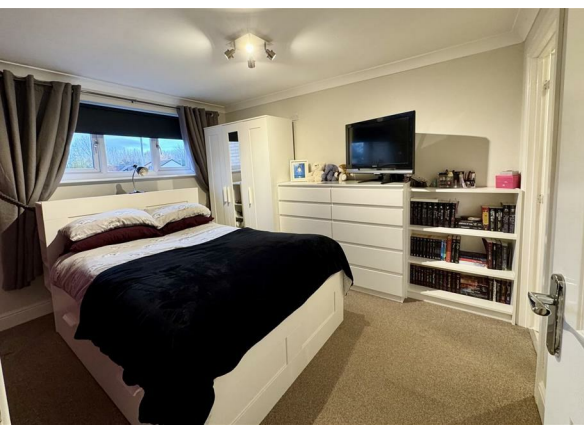


Nevada Gardens, Darlington, DL1 2RQ
Offers in the region of £290,000

estates⁴
'The Art of Property'



Nevada Gardens, Darlington, DL1 2RQ

Offers in the region of £290,000

Council Tax Band: D

Nestled in the desirable Nevada Gardens, this impressive detached house offers a perfect blend of space and comfort, making it an ideal home for families or those seeking multi-generational living. Tucked away in a quiet cul-de-sac in the popular Harrowgate Hill area, this property is conveniently located near local shops, schools, and provides easy access to the A1(M) & A66 for those commuting.

The house boasts four well proportioned bedrooms, including a principal bedroom with an ensuite, and a well appointed family bathroom, ensuring privacy and convenience. With three reception rooms, including a good size yet cosy lounge located to the front, a conservatory, and what was an original garage has been thoughtfully converted to create the third reception room, enhancing the versatility of the living space.

At the heart of the home is undoubtedly the expansive open-plan dining kitchen, which flows seamlessly into a useful utility room, perfect for entertaining and managing household chores. A ground floor WC adds to the practicality of the layout, making it suitable for busy family life.

The property is further enhanced by a double garage at the front and a generous driveway, providing parking for multiple vehicles, a rare find in today's market. With UPVC double glazing, plus composite front door and gas central heating via a Baxi combi boiler, both ensuring warmth and comfort throughout the year.

This fabulous home offers an abundance of space and versatility, making it a wonderful opportunity for those looking to settle in a thriving community.

Please note:

Council tax Band - D

Tenure - Freehold

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

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!

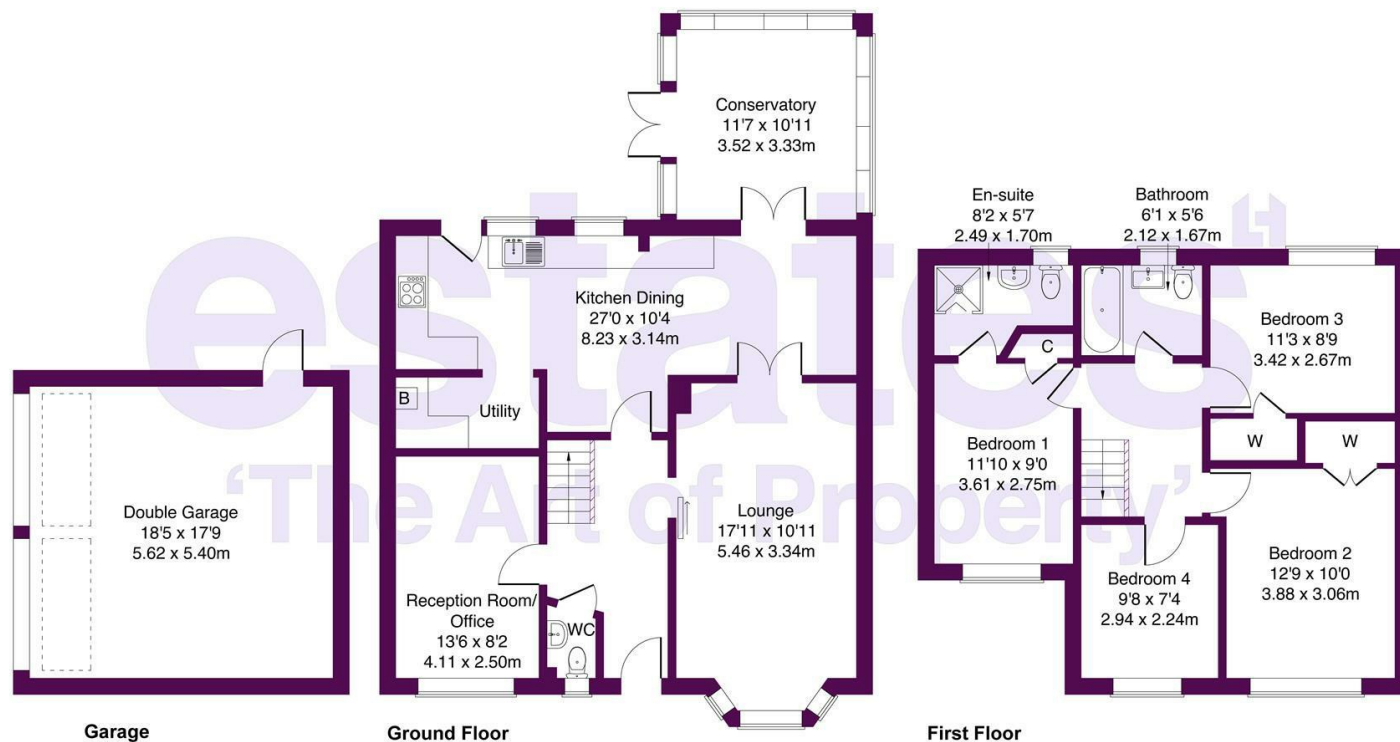
Disclaimer:

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.



Nevada Gardens, Darlington, DL1 2RQ

Approximate Gross Internal Area: (1862 sq ft - 173 sq m.)



Not to Scale. Produced by The Plan Portal 2025
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/>

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