

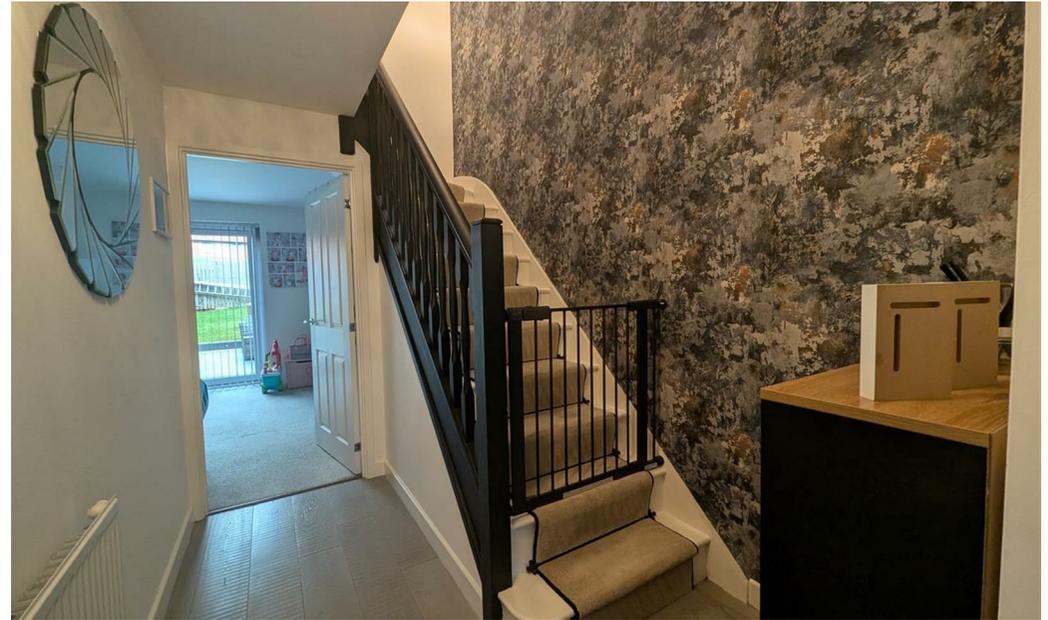


## Burnet Drive

Darlington DL1 1HQ

Offers Over £185,000





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# Burnet Drive

Darlington DL1 1HQ



- Three Bedroom Semi-Detached Property
- Easy Access to Town Centre
- Council Tax Band B

- Off Street Parking
- Brilliant Travel & Transport Links
- Epc Rating B

- Immaculately Presented
- Priced To Sell
- Generous Rear Garden

Welcome to this immaculately presented three-bedroom semi-detached house located on Burnet Drive in the popular town of Darlington. Constructed by the reputable Keepmoat, this property comes with the added assurance of its remaining NHBC warranty, making it a secure choice for your next home.

As you step inside, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The modern design flows seamlessly throughout the home, ensuring that it is ready for you to move in without any hassle. The property boasts three well-proportioned bedrooms, with the main bedroom featuring a convenient en-suite bathroom, providing a private retreat for your comfort.

The house is complemented by a well-maintained garden, ideal for enjoying the outdoors or hosting gatherings with family and friends. For those with vehicles, the property includes two designated parking spaces, adding to the convenience of this lovely home.

Situated close to a variety of amenities, you will find everything you need within easy reach, from shops to schools and parks. This property is not just a house; it is a place where you can create lasting memories. Don't miss the opportunity to make this delightful home your own.

## Entrance Hall

Composite door to front, staircase to first floor landing and radiator.

## Lounge

12'05 x 15'00 (3.78m x 4.57m)

Upvc double glazed double doors to rear, radiator and storage cupboard.

## Kitchen/Diner

15'02 x 8'04 (4.62m x 2.54m)

Upvc double glazed window to front, fitted with white wall, base and drawer units, contrasting worktops and sink with mixer tap. Four ring gas hob and oven with extractor over, integrated fridge freezer and washing machine. Plenty of space for a dining table and chairs.

## Ground Floor Cloaks

Low level w.c, wash hand basin with tiled splashback and radiator.

## First Floor Landing

### Bedroom One

8'06 x 11'04 (2.59m x 3.45m)

Upvc double glazed window to rear, fitted wardrobes with sliding doors and radiator.

### En-Suite

Shower cubicle, low level w.c, wash hand basin, vinyl flooring and radiator.

### Bedroom Two

12'09 x 8'02 (3.89m x 2.49m)

Upvc double glazed window to front and radiator.

### Bedroom Three

9'03 x 6'07 (2.82m x 2.01m)

Upvc double glazed window to front and radiator.

## Family Bathroom

Upvc double glazed obscure window to rear, panelled bath with mixer and spray. Low level w.c, wash hand basin, vinyl flooring, part tiled walls and radiator.

## Externally

To the front there is a low maintenance lawn area with off street parking. To the rear is an enclosed split level garden, with both lawn and patio areas.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 850 ft<sup>2</sup> / 79 m<sup>2</sup>

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

70 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

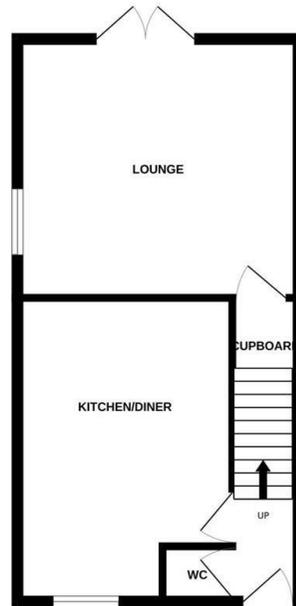
BT

Sky

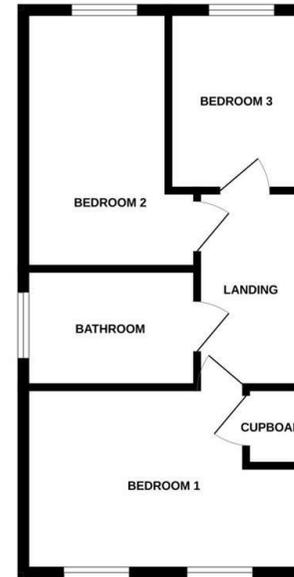
## Note

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GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.

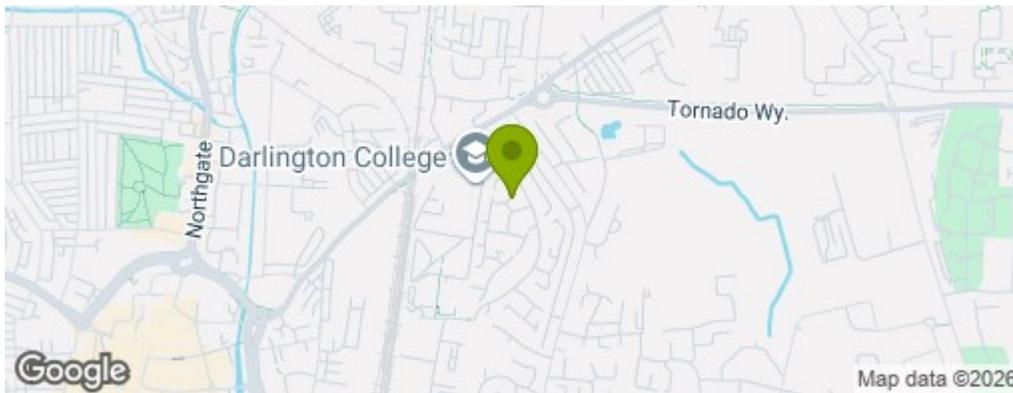


1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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