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17 NEWLYN DRIVE, DARLINGTON, DL3 0ZN

Offers In The Region Of £400,000

A substantial five-bedroom detached family home situated on the highly sought-after Harrowgate Farm estate in Darlington. Occupying a larger than average plot, the property offers spacious and versatile accommodation, including a study, generous lounge, kitchen, utility room and an extended rear reception and dining area, ideal for family living and entertaining. Externally, the property benefits from a double driveway, detached double garage and gardens to both the front and rear. The master bedroom boasts recently modernised en-suite facilities, complemented by a stylishly modernised family bathroom.





Situated on the highly sought-after Harrowgate Farm estate in Darlington, this substantial five-bedroom detached family home offers spacious and versatile accommodation, complemented by a larger than average plot, detached double garage and gardens to both the front and rear. With generous reception space, a dedicated study and an extended rear living area, the property is ideally suited to family life and entertaining.

Harrowgate Farm is a popular residential development within the Harrowgate Hill area of Darlington, valued for its established community, family-friendly surroundings and convenient access to local amenities. Nearby facilities include convenience stores, schools and public transport links, while Darlington town centre is accessible by road and bus. The area also benefits from road connections towards the A1(M) and A66, making it a practical location for commuters travelling around the region. Nearby green spaces and nature reserves provide opportunities to enjoy the outdoors.

The accommodation begins with an entrance hallway featuring a staircase to the first floor. Leading off the hallway is a versatile study positioned to the front of the property, providing an ideal space for home working or alternatively a playroom or additional reception room. The lounge is also accessed from the hallway and is a generously proportioned room with a window overlooking the front aspect.

To the rear, the kitchen is fitted with a range of units and leads through to a separate utility room, offering useful additional space for everyday household tasks. The kitchen also provides access to the rear extension, which creates further reception space and leads through to the dining room. Together, these rooms offer an excellent arrangement for family gatherings, entertaining guests and everyday living.

To the first floor are five bedrooms, providing flexible accommodation for larger families or those requiring additional guest space. The master bedroom benefits from recently modernised en-suite facilities comprising a shower, wash hand basin and WC. The family bathroom has also been modernised and features a freestanding bath, walk-in shower cubicle, wash hand basin and WC.

Externally, the property occupies a larger than average plot, with gardens to both the front and rear. A double driveway provides off-street parking and leads to a detached double garage, offering further parking or useful storage.

Offering five bedrooms, versatile reception accommodation, modernised bathroom facilities and generous outside space, this property presents an excellent opportunity to acquire a substantial family home in one of Darlington's popular residential developments. An internal viewing is highly recommended to appreciate the space and flexibility on offer.

LOUNGE
20'06 x 10'11 (6.25m x 3.33m)

W/C
5'10 x 4'03 (1.78m x 1.30m)

KITCHEN
15'03 x 9'00 (4.65m x 2.74m)

REAR RECEPTION ROOM
18'01 x 11'02 (5.51m x 3.40m)

DINING ROOM
10'07 x 11'08 (3.23m x 3.56m)

UTILITY
7'01 x 6'02 (2.16m x 1.88m)

STUDY / PLAYROOM
15'06 x 8'10 (4.72m x 2.69m)

FIRST FLOOR

BEDROOM ONE
12'07 x 10'07 (3.84m x 3.23m)

EN SUITE
8'11 x 5'02 (2.72m x 1.57m)

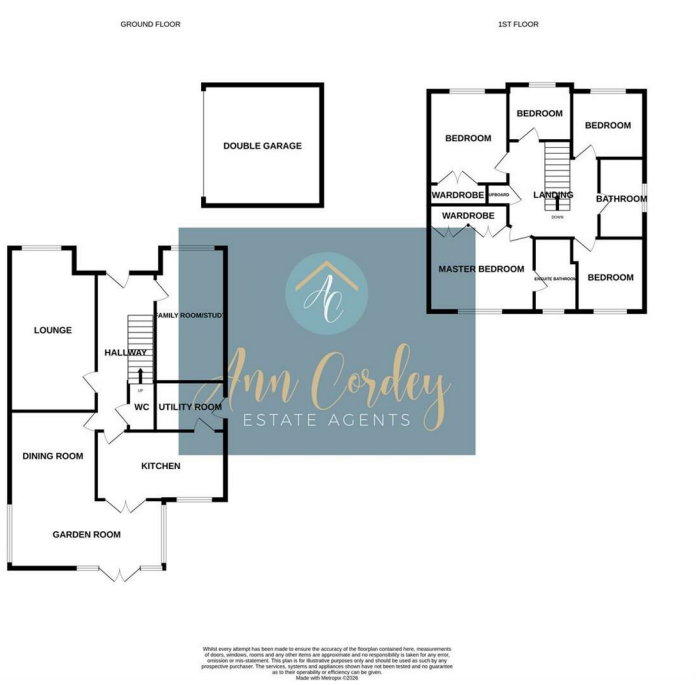
BEDROOM TWO
12'03 x 10'02 (3.73m x 3.10m)

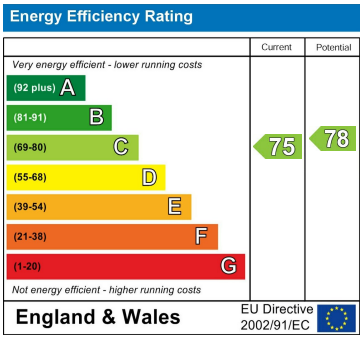
BEDROOM THREE
9'10 x 8'11 (3.00m x 2.72m)

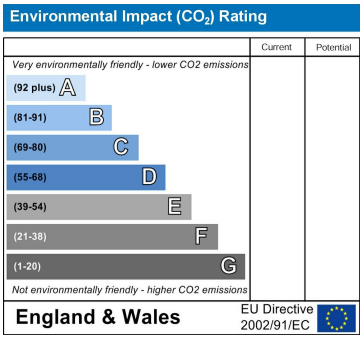
BEDROOM FOUR
8'2 x 9'00 (2.49m x 2.74m)

BEDROOM FIVE
13'2 x 8'00 (4.01m x 2.44m)

BATHROOM
6'10 x 5'11 (2.08m x 1.80m)







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.





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