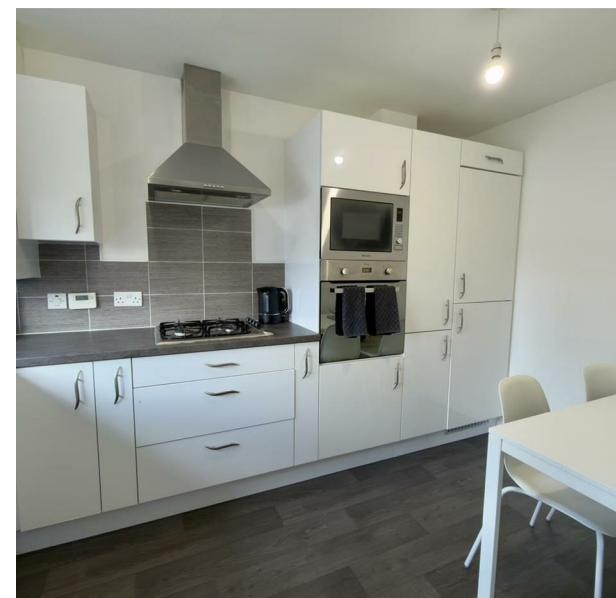


Lapwing Drive, Darlington, DL1 1FF
Offers in the region of £175,000

estates⁴
'The Art of Property'



Lapwing Drive, Darlington, DL1 1FF

Offers in the region of £175,000

Council Tax Band: B

Built in 2015 by the highly respected local builder Homes by Esh, renowned for their build quality and attention to detail, this beautifully presented home occupies a delightful corner position within this popular development in the Eastbourne area of Darlington.

The home has been extremely well cared for and maintained by the current owner since new, offering stylish and move-in ready accommodation throughout. Internally, the property features an airy hallway, beautifully appointed kitchen complete with a full range of integrated appliances, and a light filled lounge providing an inviting living space with French doors opening directly onto the rear garden, perfect for indoor-outdoor living.

Upstairs, the principal bedroom benefits from a modern en-suite shower room, complemented by two further well-proportioned bedrooms and a contemporary family bathroom, all finished with quality fixtures and fittings.

Externally, the property enjoys parking for two vehicles to the rear, alternatively allowing for a caravan or motorhome. The delightful, low-maintenance garden is an ideal space for relaxing or entertaining.

Perfectly positioned for modern living, the property offers easy access to the town centre, train station and excellent transport links including the A1(M) & A66, ideal for commuters and families alike. A superb opportunity to acquire a stylish, high-quality home in a well-connected and popular residential

location.

Please note:

Council tax Band - B

Tenure - Freehold

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

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

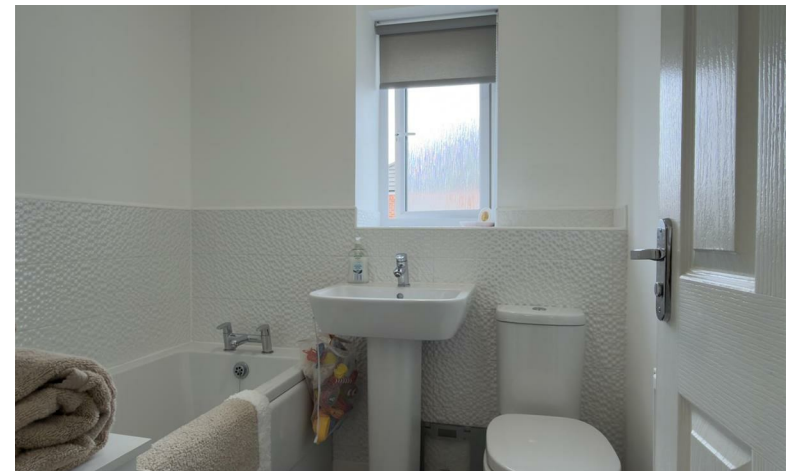
Estates 'The Art of Property'

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:

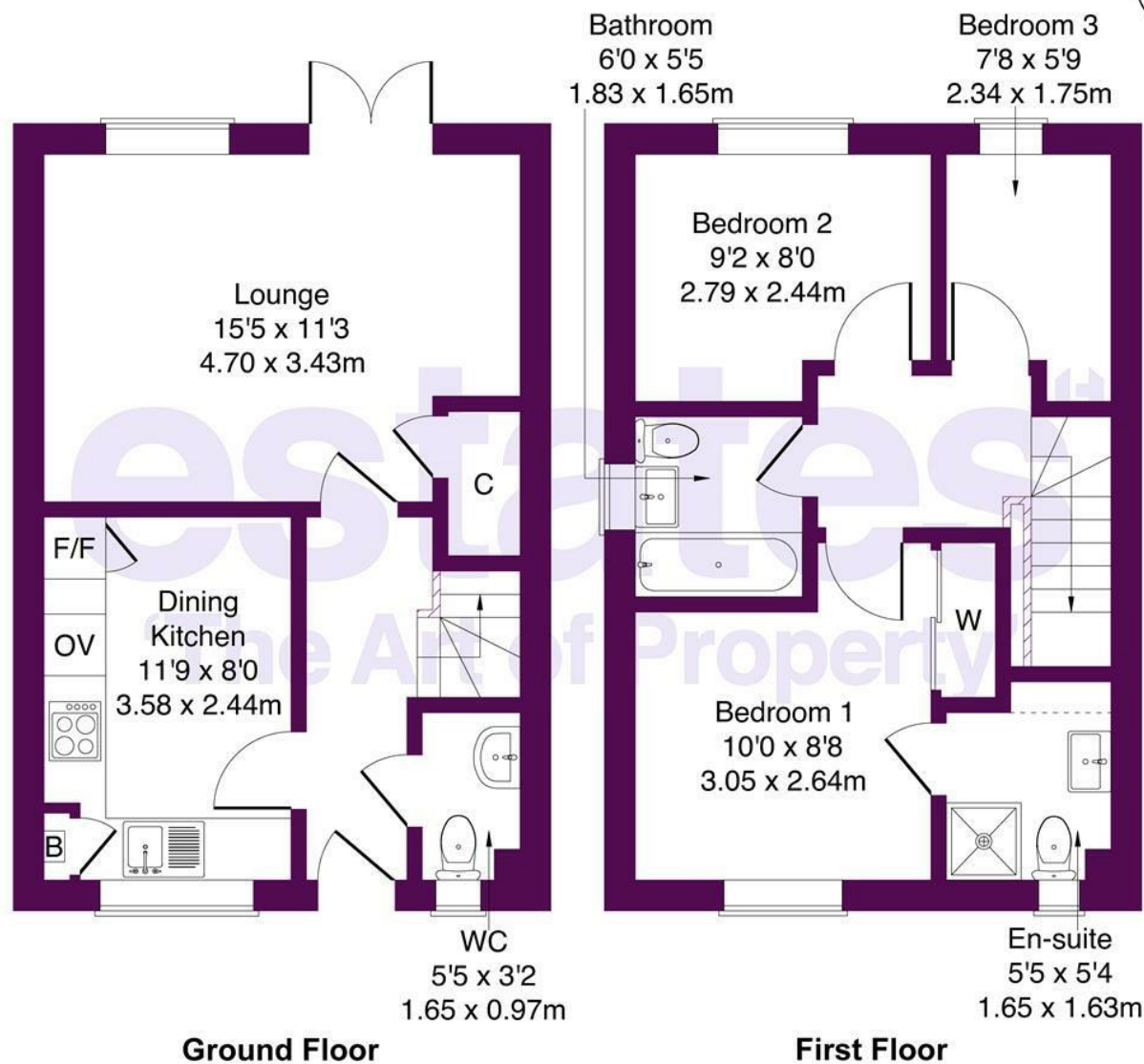
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested 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.



Lapwing Drive, Darlington, DL1 1FF

Approximate Gross Internal Area: (725 sq ft - 67 sq m.)



Not to Scale. Produced by The Plan Portal 2026
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estates⁴
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(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