



Stonehaven Way, Darlington, DL1 3RG
4 Bed - House - Detached
Offers Over £240,000

Council Tax Band: D
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Stonehaven Way, DL1 3RG

*** IDEAL FAMILY HOME ***
*** MODERN FITTED KITCHEN IN 2023 ***

This charming four bedroom detached family home, located within a lovely cul-de-sac, in the sought after area of Whinfield, Darlington.
Located close to local amenities and good transport links, including onward travel via the A66 or A1m, making this an ideal property for first time buyer or a family.

The property briefly comprises of; entrance hall, downstairs wc, open-plan living / dining room, fitted kitchen, separate reception room / office and at the rear of the property you will find a good sized conservatory.
The first floor provides a landing with four bedrooms (two bedrooms benefit from fitted wardrobes), off the landing you will find a four piece family bathroom.

Externally, the property has a garden to the front, with a long side driveway allowing ample of off-street parking, leading to a single garage. The positioned on a generous size plot, the rear garden benefits from a mixture of patio and well maintained lawn area's, including benefitting from south facing warp around garden.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall
Downstairs WC
6'7" x 4'5"
Living Room
16'0" x 10'0"
Dining Room
10'0" x 8'5"
Office
8'5" x 8'0"
Conservatory
18'2" x 8'7"

FIRST FLOOR

Landing
Bedroom 1
14'11" x 8'8"
Bedroom 2
12'11" x 8'8"
Bedroom 3
10'4" x 8'5"
Bedroom 4
10'4" x 6'7"
Family Bathroom
DETACHED SINGLE GARAGE







Stonehaven Drive

Approximate Gross Internal Area

1265 sq ft - 118 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

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