



Forfar Close

Darlington DL1 3PR

Reduced To £240,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Forfar Close

Darlington DL1 3PR



- Four Bedroom Detached Family Home
- Well Maintained
- Garage

- Large Corner Plot
- Open Aspect Kitchen // Diner
- Stunningly Presented Gardens

- Spacious Rooms
- Off Street Parking
- Council Tax Band D

Welcome to this charming detached house located on Forfar Close in the delightful town of Darlington. This spacious property offers an impressive 1,119 square feet of living space, making it an ideal family home. Upon entering, you are greeted by a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The house features four generously sized bedrooms, providing ample space for everyone to relax and unwind. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home. The layout is thoughtfully designed for both comfort and functionality, ensuring that every corner is utilised effectively.

In addition to its spacious interior, this property includes two bathrooms, catering to the needs of a busy family. The convenience of parking for three vehicles adds to the appeal, making it easy for you and your guests to come and go as you please.

The surrounding area is known for its friendly community and convenient amenities, making it a wonderful place to settle down. This detached house on Forfar Close is not just a property; it is a place where memories can be made. Whether you are looking to start a new chapter in your life or seeking a peaceful retreat, this home offers the perfect blend of space, comfort, and location.

Do not miss the opportunity to make this lovely house your new home.

Entrance Hallway

Composite door to front, staircase to first floor landing with storage cupboard under, housing utility meters, solid wood flooring and radiator.

Ground Floor Cloaks

Upvc double glazed obscure window to side, wash hand basin with storage under and low level w.c.

Lounge

14'6 x 13'1 (4.42m x 3.99m)
Upvc double glazed bay window to front, coving to ceiling, stone feature fireplace with inset gas, real flame effect fire. Double doors to Kitchen / Diner and radiator.

Kitchen / Diner

11'11 x 20'1 (3.63m x 6.12m)
French doors to side and further door and window to the rear. Fitted with solid wood wall, base and drawer units, inset ceramic sink with mixer tap, four ring gas hob and electric oven with extractor over. Integrated dishwasher and washing machine and space for a fridge freezer. Breakfast bar / Island feature with storage under also providing seating. Open aspect to the dining area which boasts ample space for a dinging table and chairs. Spotlights to ceiling, tiled floor and radiator.

First Floor Landing

With window to side on the staircase and storage cupboard.

Bedroom One

12'8 x 10'5 (3.86m x 3.18m)
Upvc double glazed window to rear and radiator.

Bedroom Two

13'9 x 10'5 (4.19m x 3.18m)
Upvc double glazed window to front, fitted wardrobes and radiator.

Bedroom Three

9'7 x 9'4 (2.92m x 2.84m)
Upvc double glazed window to rear and radiator.

Bedroom Four

7'2 x 9'4 (2.195m x 2.84m)
Upvc double glazed window to front, storage cupboard and radiator.

Bathroom

Upvc double glazed obscure window to side, panelled bath with shower over, wash hand basin and low level w.c with radiator.

Externally

To the front there is a decorative pebbled garden area, generous driveway providing off street parking and access to the garage and rear garden.
The rear garden is absolutely spectacular, having been very well maintained to a high standard. Strategically planned to encompass something for all of the family, including decked patio area, enclosed children's play area, gazebo, and arbour. There are also lawn and patio areas where you can enjoy the beautiful surroundings and enjoy plenty of sunshine and fresh air. A further bonus of this enclosed garden is the fact that it is not directly overlooked.

Garage

15' x 9' (4.57m x 2.74m)
Window to side, up and over over door to front, equipped with power and light.

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,494
Conservation Area: No
Flood Risk: Very low
Floor Area: 1,119 ft² / 104 m²
Plot size: 0.10 acres
Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

2 Mbps

Superfast

59 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

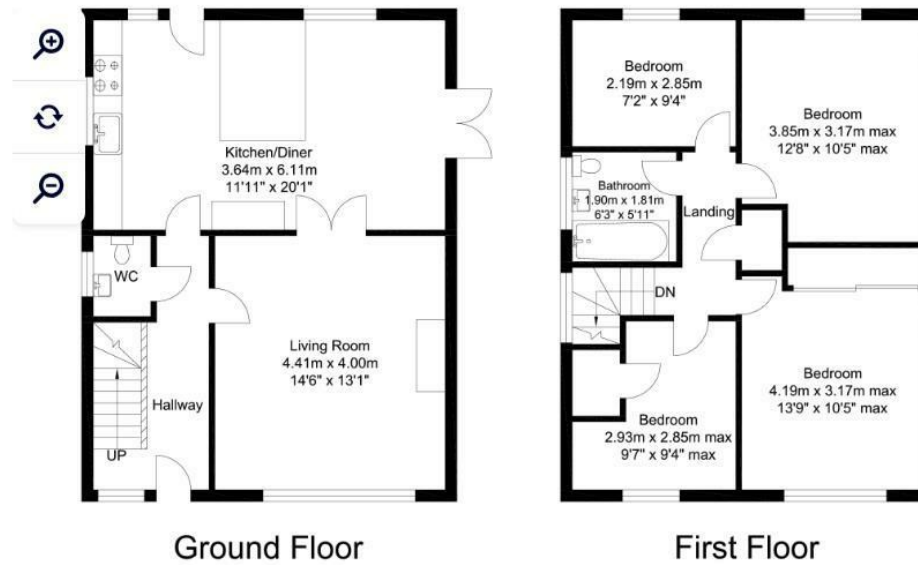
Sky

Virgin

Note

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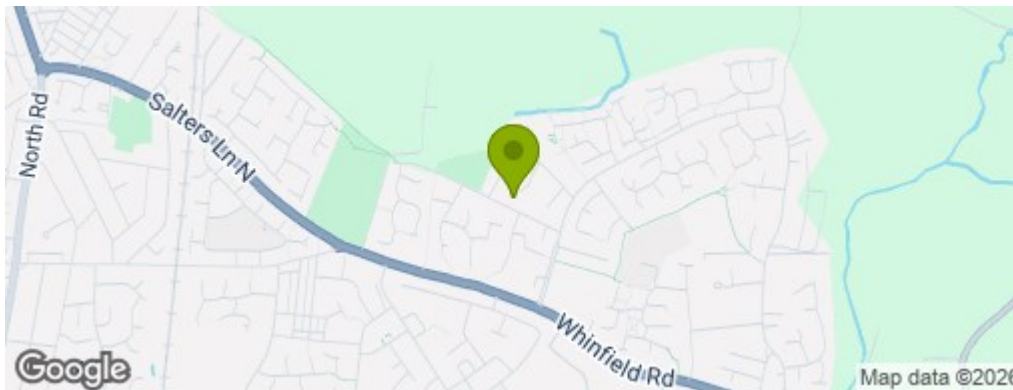
Floorplan



Forfar Close, Darlington

Total Approximate Floor Area 1071.97 sq. m (99.59 sq. ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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