



Lawsons Court

Darlington DL2 2LX

£285,000





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- Four Bedrooms
- Private Sunny Garden

- Open Plan Living
- Council Tax Band D

- Single Detached Garage
- EPC Rating D

Welcome to this charming house located in the desirable area of Lawsons Court, High Coniscliffe, Darlington. This delightful property boasts four spacious bedrooms, making it an ideal family home. The large master bedroom features an en-suite bathroom, providing a private retreat for relaxation.

The ground floor offers an inviting open-plan living space, perfect for both entertaining guests and enjoying family time. With well-proportioned reception rooms, there is ample room for everyone to unwind. The sunny gardens surrounding the property create a lovely outdoor space for children to play or for hosting summer gatherings.

For your convenience, the property includes parking, along with a single detached garage equipped with an electric roller shutter, ensuring secure storage for your car or additional belongings.

Also the benefit of the log burner in the kitchen/diner/sitting room, modern electric heaters and under floor heating.

With two bathrooms and three toilets in total, morning routines will be a breeze, accommodating the needs of a busy household. This home combines comfort and practicality, making it a wonderful choice for those seeking a blend of modern living and traditional charm.

Situated in a peaceful neighbourhood, this property is not only a beautiful home but also a fantastic opportunity to enjoy the best of High Coniscliffe. Do not miss the chance to make this lovely house your new home.

Entrance Hallway

Downstairs Cloakroom/Utility

Open Plan Kitchen/Diner/Sitting Room

20'4 x 15'3 (max) (6.20m x 4.65m (max))

Lounge

13 x 10'11 (3.96m x 3.33m)

First Floor

Bedroom Two

11'8 x 9'1 (3.56m x 2.77m)

Bedroom Three

11'4 x 10'2 (3.45m x 3.10m)

Bedroom Four

Family Bathroom

Second Floor

Bedroom One

16'5 x 11'4 (5.00m x 3.45m)

En-Suite

Externally

Tenure

Freehold

Property Details

Local Authority

Darlington

Council Tax

Band:

D

Annual Price:

£2,494

Conservation Area

No

Flood Risk

Very low

Floor Area

1,463 ft² / 136 m²

Plot size

0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

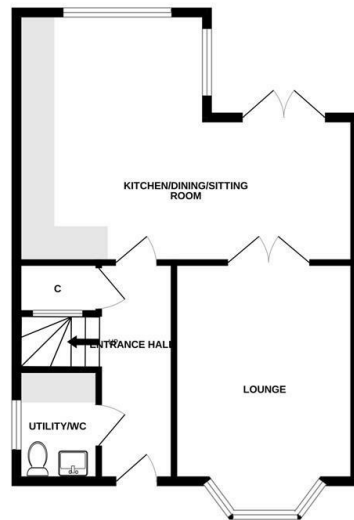
Sky

Note

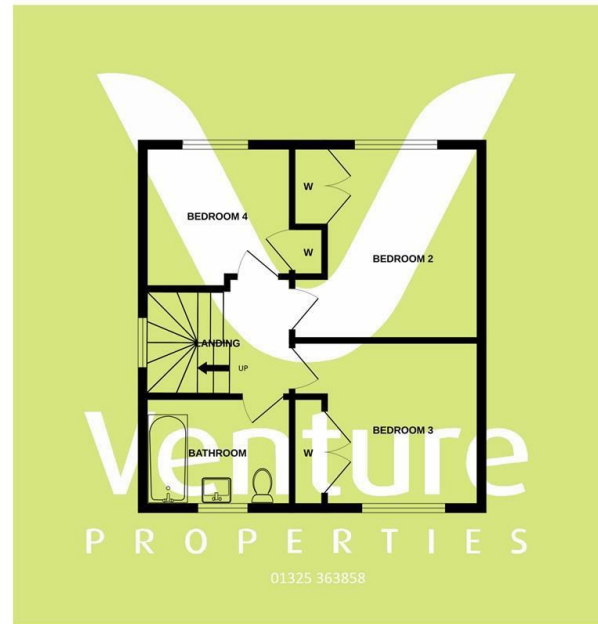
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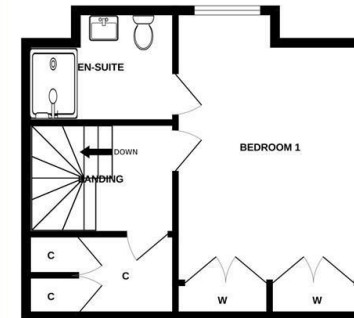
GROUND FLOOR



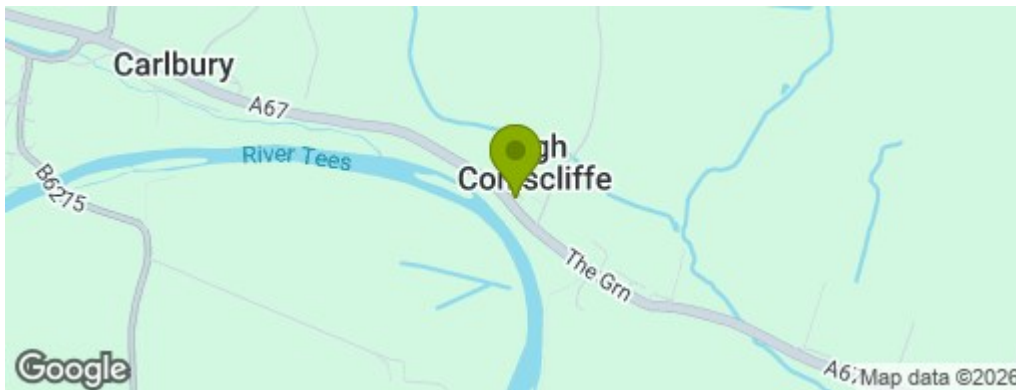
1ST FLOOR



2ND FLOOR



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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