



11 PENTLAND GROVE, DARLINGTON, DL3 8BA

Offers In The Region Of £399,950

Ideally located at the head of a quiet cul-de-sac in the ever-popular Mowden area of Darlington, this impressive five-bedroom detached home offers excellent family living. Occupying a generous corner plot, the property enjoys a high level of privacy, enhanced by mature hedging, and benefits from a detached double garage and driveway providing ample off-street parking. The wrap-around gardens feature a spacious patio area, perfect for outdoor seating and entertaining.

Internally, the accommodation comprises a welcoming entrance hallway with staircase to the first floor and a home office/study just off the hall, ideal for remote working. The dual-aspect lounge is generously proportioned and offers sufficient space to accommodate a large dining table. A separate dining room provides access to a sizeable conservatory, creating a versatile additional living space. The kitchen is fitted with a range of units complemented by contrasting work surfaces and leads through to a practical utility room with plumbing for both a washing machine and tumble dryer.



STUDY
8'9" x 6'3" (2.69m x 1.93m)

LOUNGE
24'10" x 14'4" (7.59m x 4.39m)

DINING ROOM
10'9" x 10'0" (3.30m x 3.05m)

CONSERVATORY
13'8" x 11'6" (4.19m x 3.51m)

KITCHEN/BREAKFAST ROOM
14'9" x 10'9" (4.52m x 3.30m)

UTILITY ROOM
11'6" x 7'8" (3.53m x 2.34m)

MASTER BEDROOM
14'4" x 14'0" (4.39m x 4.27m)

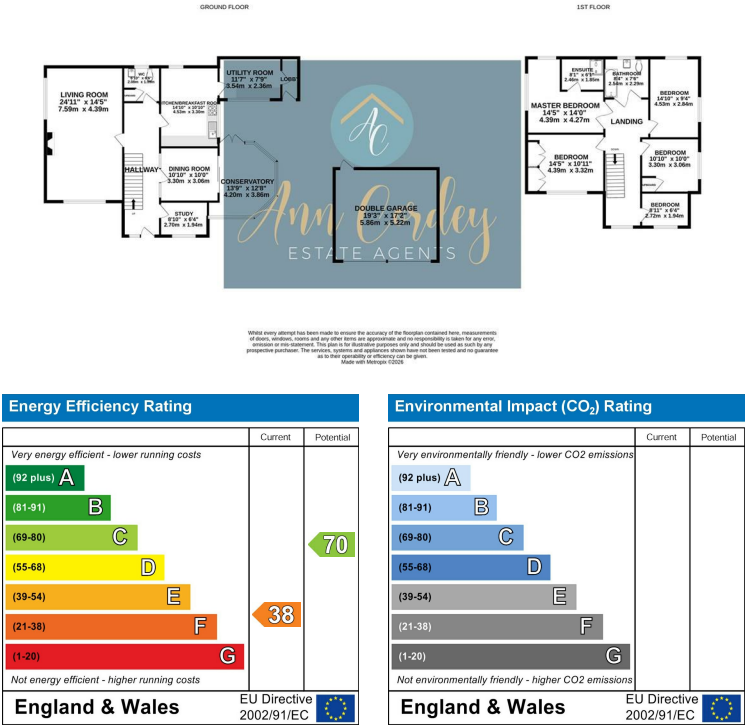
BEDROOM
14'4" x 10'11" (4.39m x 3.33m)

BEDROOM
10'9" x 10'0" (3.30m x 3.05m)

BEDROOM
14'9" x 9'3" (4.52m x 2.84m)

BEDROOM
8'11" x 6'3" (2.72m x 1.93m)

DOUBLE GARAGE
19'3" x 17'1" (5.87m x 5.23m)



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.

