



**Trevone Way**

Darlington DL3 0ZX

**£275,000**





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# Trevone Way

## Darlington DL3 0ZX



- Four Bedroom Detached Home
- Garage
- En-Suite To Main Bedroom

Located on the highly sought-after Harrowgate Farm Development, this immaculately presented four-bedroom detached house on Trevone Way, Darlington, offers a perfect blend of comfort and modern living. The property has an open plan airy feel to the ground floor with an open plan lounge/dining room leading into the garden room, providing ample space for both relaxation and entertaining guests.

\*\*\*\*\*CHAIN FREE\*\*\*\*\*

There is also a well appointed kitchen/breakfast room with a utility and ground floor cloakroom. To the first floor there are four bedrooms, the main benefitted from a replaced en-suite shower room and an updated family bathroom.

Externally there is parking for two vehicles, ensuring that you and your guests will never be short of parking. The well maintained gardens offer a serene retreat, perfect for family gatherings or quiet evenings spent outdoors.

Don't miss the opportunity to own a piece of this charming development in Darlington.

### Entrance Hallway

Composite door to front. window to side, staircase to first floor, laminate flooring and radiator.

### Lounge/Dining Room

23'11 x 11'03 (7.29m x 3.43m)  
Upvc double glazed window to front, coving to ceiling, feature fireplace with inset Italian marble and real flame effect Dimplex fire and two radiators.

### Garden Room

11'05 x 8'05 (3.48m x 2.57m)  
Upvc double glazed, double doors to side, electric heater, shelving into alcoves, and spotlights to ceiling.

### Kitchen/Breakfast Room

14' x 9'05 (4.27m x 2.87m)  
Two Upvc double glazed windows to rear, fitted with Cherry wall, base and drawer units with contrasting granite worktops. Five ring gas hob with extractor over, eye level electric double oven and integrated microwave. There is space for a washing machine, dishwasher and fridge freezer. Tiled floor and radiator.

### Rear Lobby

Upvc door to side, tiled floor and radiator.

### Utility Room

8' x 6'3 (2.44m x 1.91m)  
Upvc double glazed window to side, fitted with mid beech wall, base and drawer units and tiled floor.

- Spacious Accommodation
- Council Tax Band D
- Landscaped Rear Garden

### Downstairs Cloaks

Fitted with low level w.c, wash hand basin in vanity and radiator.

### First Floor Landing

Storage cupboard and access to loft of which is boarded out.

### Bedroom One

8'08 x 14'00 (2.64m x 4.27m)  
Upvc double glazed window to front and fitted wardrobes with sliding mirrored doors, ceiling fan and radiator.

### En-Suite

Fitted with double shower, waterfall and spray. Low level w.c, wash hand basin in vanity, heated towel rail, under floor heating, wall mounted feature mirror with lighting and fully tiled wall.

### Bedroom Two

14'09 x 8'06 (4.50m x 2.59m)  
Upvc double glazed window to front, fitted wardrobes and radiator.

### Bedroom Three

9' x 7'11 (2.74m x 2.41m)  
Upvc double glazed window to rear and radiator.

### Bedroom Four/Dressing Room

8'9 x 7'06 (2.67m x 2.29m)  
Upvc double glazed window to rear, currently being used as a Dressing Room, fitted wardrobes with sliding mirrored doors, Dressing table with drawers and shelving for storage. Laminate floor and radiator.

### Bathroom

Upvc double glazed obscure window to rear, fitted p-shaped bath with shower over, low level w.c, wash hand basin in vanity, spotlights to ceiling, heated towel rail and laminate flooring.

### Externally

To the front there is a generous drive which allows off street parking, access to Garage and a decorative lawn area. Gated access to rear.  
To the rear is a landscaped garden of which is laid to lawn with paved patio area with power connection sockets. Water tap.

### Council Tax

Band D

### Tenure

Freehold

### Property Information

Local Authority: Darlington  
Council Tax Band: D  
Annual Price: £2,259  
Conservation Area Nb  
Flood Risk No Risk  
Floor Area 1,184 ft 2 / 110 m 2  
Plot size 0.07 acres  
Mobile coverage

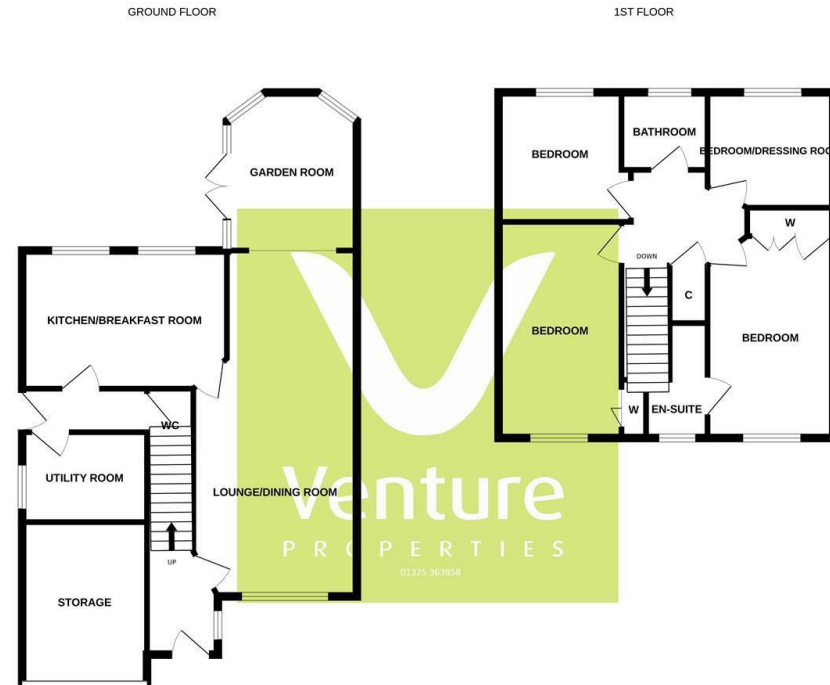
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
4Mbps  
Superfast  
123Mbps  
Ultrafast  
10000Mbps  
Satellite / Fibre TV Availability

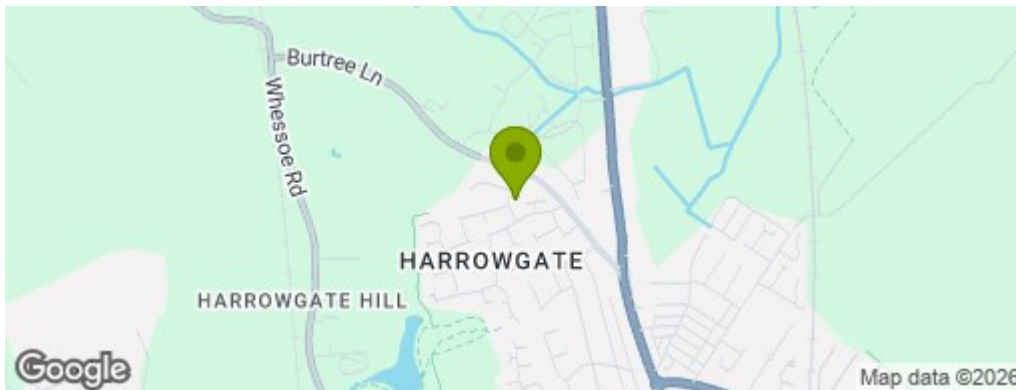
BT  
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### Note

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While 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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