

Downing Court, Darlington, DL1 2YG.
Offers in the region of £290,000

estates⁴
'The Art of Property'



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Offers in the region of £290,000

Council Tax Band: D

Substantial Four-Bedroom Detached Home | Highly Desirable Corner Plot | Exceptional Privacy | Large Garden Room Extension | Huge Future Potential | Solar Panels | No Onward Chain

Occupying what is arguably one of the most desirable positions on the popular Northwood Park development, this home enjoys a superb corner plot at the head of a quiet cul-de-sac, offering an excellent degree of privacy and a wonderful sense of space.

Carefully maintained by the present owner, the property provides generous and extended accommodation, including a particularly impressive garden room to the rear, and offers huge potential for a growing family to update and personalise to their own taste. The opportunity presented by the substantial corner plot also offers exciting future possibilities, subject to the necessary planning consents.

The accommodation comprises an entrance hall, principal reception room with multi-fuel stove, separate dining room with an attractive open archway leading into the kitchen, utility room and ground floor WC. The dining room also leads into the exceptionally spacious garden room, a fantastic additional living space with a further multi-fuel stove and French doors opening onto the impressive garden.

To the first floor, the landing provides access to four bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room. The three remaining bedrooms are served by the family bathroom.

Outside, the property really comes into its own, with the substantial corner garden providing an enviable level of privacy, space and potential. There is also a driveway, single garage and solar panels.

Although the property would benefit from some updating, this has been reflected within the asking price and creates an exciting opportunity to transform an already impressive

home into something truly special.

Northwood Park is ideally placed for access to local shops, amenities and schooling, while offering convenient transport links towards the A1(M) & A66, making it an excellent choice for both family life and commuting.

With its exceptional position, substantial corner plot, four bedrooms, large garden room extension, private garden and considerable scope for future enhancement, this is a home with space, character and potential in abundance, and one that deserves to be viewed to fully appreciate what it has to offer.

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Following acceptance of an offer, each prospective buyer will be required to pay £30 inc. VAT for the necessary anti-money laundering checks, carried out by Estates in accordance with HMRC regulations.

DISCLAIMER

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Measurements will, in most cases, represent the maximum measurement of the room or area. Where measurements are provided for garages, outbuildings or other additional areas, these will also be included within the stated total square footage. Prospective purchasers should satisfy themselves as to the accuracy of all measurements before proceeding.

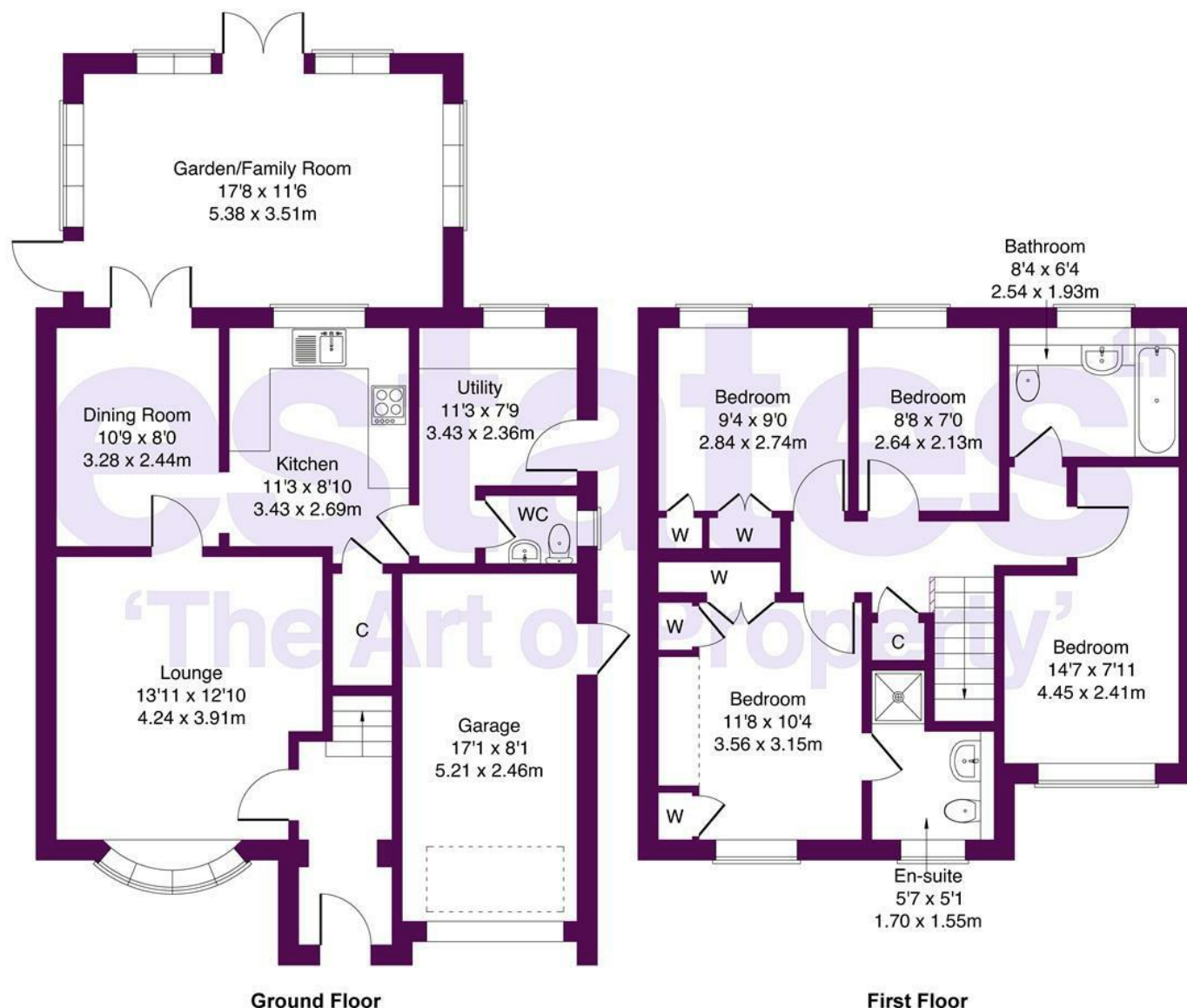
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Approximate Gross Internal Area: (1542 sq ft - 143 sq m.)



Not to Scale. Produced by The Plan Portal 2026
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estates⁴
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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			
		82	90
England & Wales		EU Directive 2002/91/EC	