



### **3 HADRIAN COURT, DARLINGTON, COUNTY DURHAM, DL3 8RE**

**£350,000**

Welcome to this sizeable townhouse located in the desirable West End of Darlington. This executive home is nestled in a peaceful cul-de-sac, offering a tranquil environment while still being within walking distance to the town centre. The property boasts four spacious bedrooms and one with ensuite and family bathroom, making it an ideal choice for families or those seeking extra space.



As you enter, you will find the open plan lounge/diner an inviting reception room that provides ample space for relaxation and entertaining. The light and airy accommodation creates a welcoming atmosphere throughout the home. A delightful conservatory extends the living space, allowing you to enjoy lovely views of the garden.

This property also features parking for up to two vehicles in addition to the double garage, valuable assets in this area. The location is particularly advantageous, with excellent schools nearby and the historic South Park just a short stroll away, offering beautiful green spaces for leisure and recreation.

While the home is in good condition, it presents an exciting opportunity for the new owner to personalise and update the interiors to their taste. With no onward chain, you can move in and start making it your own without delay. Combining convenience, comfort, and the potential for modernisation. Don't miss the chance to view this charming property and envision the possibilities it holds. Warmed by gas central heating and fully double glazed.

TENURE: Freehold  
COUNCIL TAX: E

RECEPTION HALLWAY

Leading to lounge/diner, cloaks/WC and kitchen. The staircase leads to the first floor and there is a useful understairs cupboard.

CLOAKS /WC

LOUNGE AREA

16'11" x 12'4" (5.16 x 3.76)  
With window to the front and open plan to the dining area

DINING AREA

12'9" x 9'9" (3.90 x 2.98)  
With sliding doors to the conservatory

KITCHEN

13'10" x 10'4" (4.23 x 3.17)  
Comprising an ample range of cabinets and informal dining area

CONSERVATORY

10'11" x 8'11" (3.35 x 2.73)  
UPVC framed and tiled floor

FIRST FLOOR

BEDROOM ONE

13'10" x 11'3" (4.24 x 3.45)  
Window to the front aspect and fitted wardrobes

ENSUITE

Mains fed shower, WC and hand basin

BEDROOM TWO

11'2" x 11'2" (3.41 x 3.41 )  
Double bedroom to the rear aspect

BEDROOM THREE  
9'2" x 6'10" (2.81 x 2.09)  
With a window to the rear

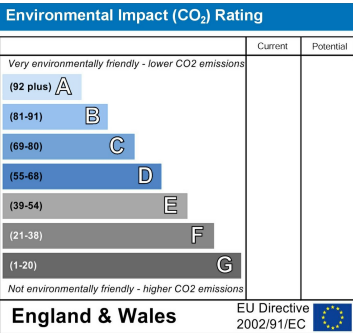
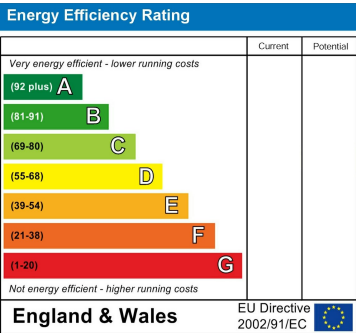
BEDROOM FOUR  
9'3" x 9'1" (2.82 x 2.78)  
With a window to the front aspect

BATHROOM/WC

Coloured suite with handheld shower fitment, WC and hand basin

EXTERNALLY

Front and rear gardens, driveway and double garage. The rear garden is landscaped with raised garden beds.



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.

