



Lazenby Close

Darlington DL3 9QE

£220,000



Venture  
PROPERTIES



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# Lazenby Close

## Darlington DL3 9QE



- Spacious Three Bedroom Bungalow
- Single Garage with Electric Door
- Close to Mowden Shops

- Large Plot with Landscaped Gardens
- Ample Driveway For Multiple Cars
- Near Cockerton Village

- Versatile Interior Layout
- Sought-After Mowden Location
- Walking Distance to Amenities

Nestled in the desirable Mowden area of Darlington, this stunning three-bedroom semi-detached bungalow offers a perfect blend of comfort and convenience. Set on a generous plot, the property boasts beautifully landscaped gardens both at the front and rear, providing a serene outdoor space for relaxation and enjoyment.

Upon entering, you will find a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The versatile accommodation allows for various living arrangements, making it ideal for families or those seeking a comfortable retirement home. The bungalow features three well-proportioned bedrooms, ensuring ample space for rest and privacy.

The property also includes a modern bathroom, designed for both functionality and style. For those with vehicles, the excellent driveway accommodates multiple cars and leads to a single detached garage, complete with an electric up-and-over door for added convenience.

Location is key, and this bungalow does not disappoint. It is within easy walking distance of local amenities, including the charming Mowden Shops and the vibrant Cockerton Village, where you can find a variety of shops, cafes, and services to meet your daily needs.

This exceptional bungalow is a rare find in a sought-after area, and viewing is strongly advised to fully appreciate the space and potential it offers. Whether you are looking to settle down in a peaceful neighbourhood or seeking a family home with easy access to local conveniences, this property is sure to impress.

### Entrance Vestibule

With door into

### Hallway

With open aspect into lounge.

### Lounge/Dining

12'2" x 17'2" (3.72m x 5.22m)

This bright and spacious lounge/dining area offers a warm and inviting space for relaxation and entertaining. It benefits from a large window that fills the room with natural light and features a traditional fireplace as its focal point. The room flows comfortably, creating a cosy yet open atmosphere.

### Kitchen

9'3" x 10'8" (2.81m x 3.24m)

The kitchen is fitted with wooden cabinetry and has a practical layout, including space for appliances such as a washing machine and fridge/freezer. A window over the sink brings in daylight, and a door provides easy access to the rear garden, making it ideal for outdoor dining and entertaining. The neutral-tiled floor complements the overall traditional style of the room. Door to side aspect.

### Bedroom One

9'3" x 10'8" (2.82m x 3.26m)

Bedroom 1 is a cosy and well-lit double bedroom featuring a large window that fills the room with natural light. Fitted mirrored robes.

### Bedroom Two/ Sitting Room

9'3" x 10'6" (2.83m x 3.20m)

This room, which can serve as Bedroom 2 or a sitting room, benefits from a generous window that overlooks the rear garden, providing a pleasant outlook and an abundance of natural light. The space is versatile, suitable for use as a comfortable bedroom or a quiet sitting area. Sliding patio doors out to the rear garden.

### Bedroom Three

6'6" x 7'5" (1.99m x 2.27m)

This compact bedroom offers a cosy space suitable for a single bed or use as a study. A window provides natural light.

### Bathroom

9'4" x 6'3" (2.85m x 1.90m)

This family bathroom is well-appointed with a bath, separate shower cubicle, toilet, and wash basin. The room features a patterned wall covering above white tiling, and a frosted window allows for privacy while letting in natural light. The combination of bath and shower facilities caters well to the needs of a household.

### Front Exterior

The front exterior features a well-maintained garden with mature shrubs and flowerbeds adding colour and charm. A paved path leads to the front door, creating an inviting entrance to the property.

### Rear Garden

The rear garden is a private and generous outdoor space laid mainly to lawn with mature plants and shrubs bordering the edges. There is a paved patio area perfect for outdoor seating and enjoying the garden. This tranquil garden offers a wonderful spot for relaxation and outdoor activities.

### Garage

9'3" x 18'1" (2.81m x 5.51m)

The garage offers ample space for vehicle parking or storage. It features an electric up-and-over and a side door to the rear garden, providing convenient access.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,217

Conservation Area Nb

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.09 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

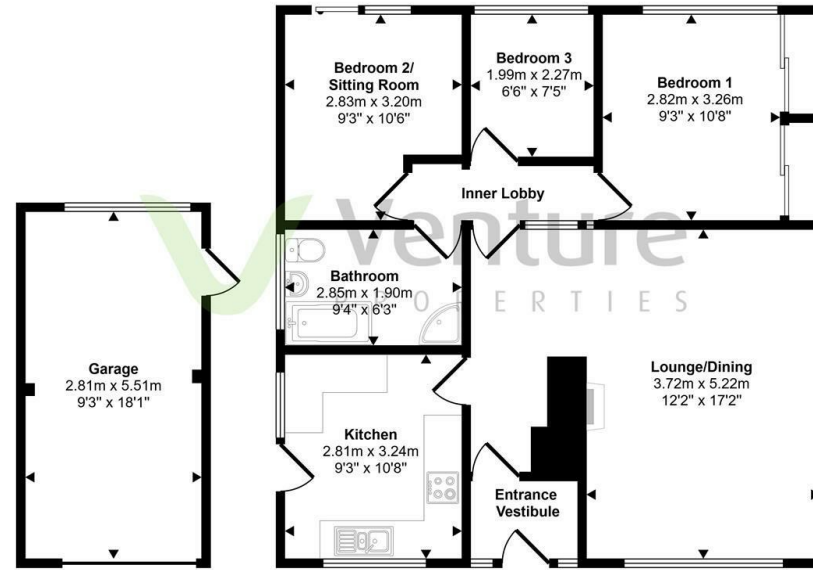
Sky

Virgin

### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

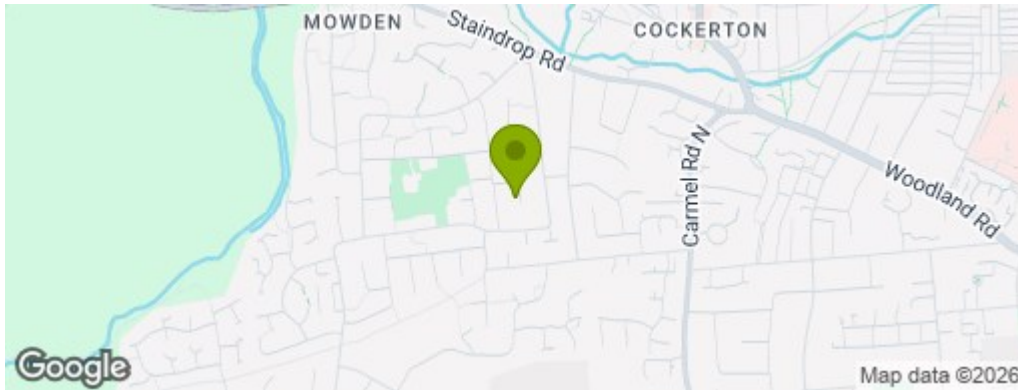
Approx Gross Internal Area  
89 sq m / 962 sq ft



Garage  
Approx 15 sq m / 166 sq ft

Floorplan  
Approx 74 sq m / 796 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com