



**Mulberry Avenue, Darlington, DL1 3AY**  
**4 Bed - House - Detached**  
**£259,950**

**Council Tax Band: E**  
**EPC Rating: B**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Mulberry Avenue, DL1 3AY

**\*\* NEARLY NEW DETACHED HOUSE \*\***. **\*\* FOUR BEDROOMS \*\***. **\*\* TWO BATHROOMS \*\***  
**\*\* IMMACULATE THROUGHOUT \*\***. **\*\* SOLAR PANELS \*\***. **\*\* DRIVEWAY AND GARAGE \*\***  
**\*\* GOOD SIZED REAR GARDEN \*\***. **\*\* GREEN AREA TO THE FRONT \*\***. **\*\* MUST BE SEEN \*\***

Smith and Friends are pleased to offer for sale this superb four bedroom detached house. Built by Taylor Wimpey to the popular Midford design the property is only six months old and is presented in immaculate decorative order throughout with the benefit of solar panels which will help to keep household bills down.

The property offers excellent family sized accommodation. Well appointed throughout with an upgraded specification an internal inspection is highly recommended to appreciate the property fully.

Mulberry Avenue is located on the brand new residential development of Berrymead Gardens located on the outskirts of Darlington only a short drive from local shops, schools for all age groups, bus services to the town centre and close to the A1M for easy access to the surrounding areas.

The accommodation briefly comprises: welcoming Entrance Hall, Cloakroom/ wc, spacious Lounge, large open plan Kitchen/ Dining Room with floor and wall units, integrated appliances and French doors leading to the rear garden, fitted Utility Room with integrated washing machine, Landing. Four Bedrooms - master bedroom with En Suite Shower Room/ wc and family Bathroom/ wc.

The property stands on a good sized plot overlooking a green area to the front. Open plan front garden, driveway for two cars, detached brick garage and good sized and private rear garden. Fully enclosed and with paved patio area.

For a viewing contact SMITH AND FRIENDS Estate Agents, Darlington.

## GROUND FLOOR

### Entrance Hall

19'0 x 6'2

### Cloakroom/ wc

6'0 x 4'2

### Lounge

14'2 x 11'10

### Kitchen/ Dining Room

18'8 x 11'0

### Utility Room

5'8 x 4'2

## FIRST FLOOR

## Landing

### Bedroom 1

11'10 x 10'10

### En Suite Shower Room/ wc

6'4 x 3'10

### Bedroom 2

11'6 x 9'2

### Bedroom 3

10'10 x 9'2

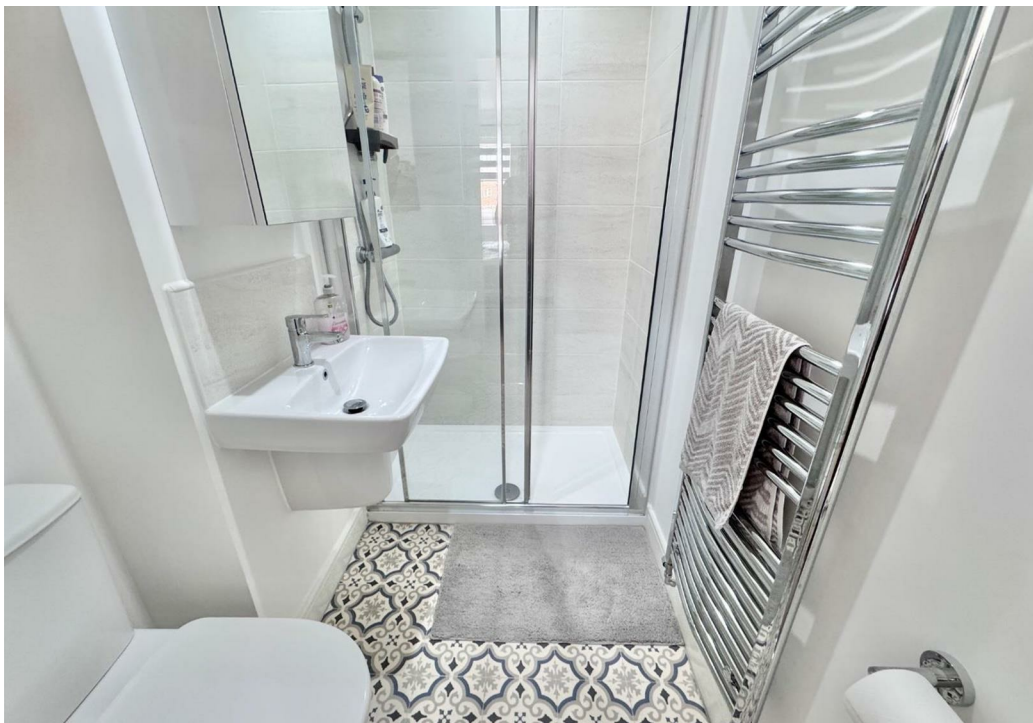
### Bedroom 4

7'8 x 7'2

### Bathroom/ wc

6'8 x 5'8

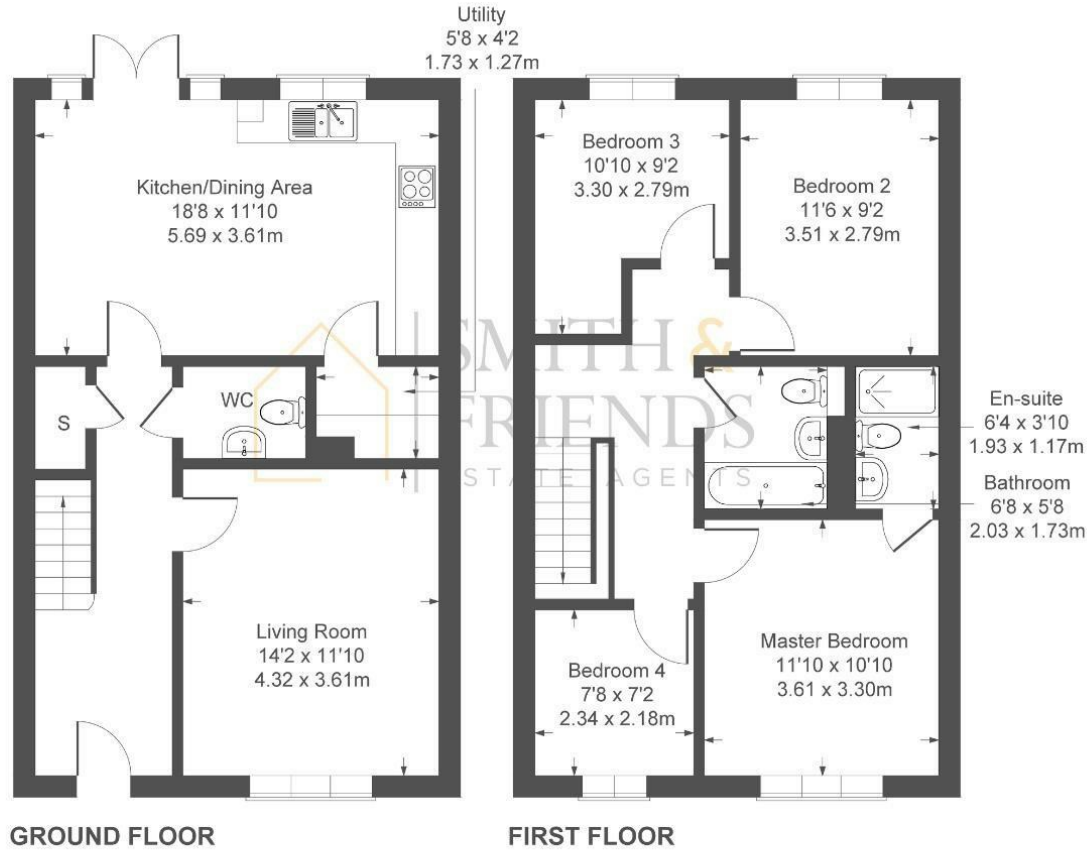




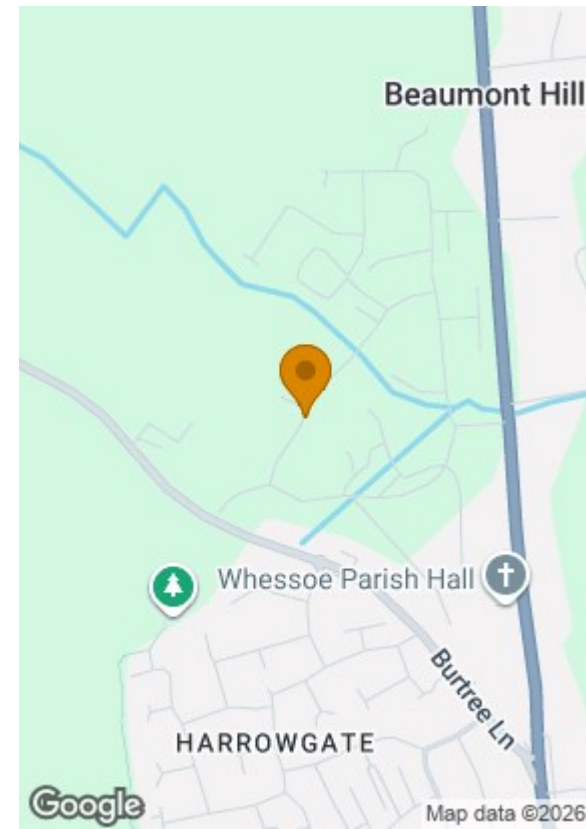


# Mulberry Avenue

Approximate Gross Internal Area  
1166 sq ft - 108 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>91</b>	<b>91</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

7 Duke Street, Darlington, Co. Durham, DL3 7RX

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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