



12 Westfield Drive, Darlington, DL3 9BB

Nestled in the ever-popular Mowden area of Darlington, this extended three-bedroom link-detached home on Westfield Drive offers spacious and versatile family living. Thoughtfully extended to the rear, the property boasts an impressive kitchen/breakfast room, extended Dining room and further sitting room, complemented by a useful utility room and a convenient ground floor shower room/WC. A welcoming lounge to the front, while an integral garage adds further practicality and storage.

To the first floor, there are three generously sized bedrooms, two of which are comfortable doubles, along with a large family bathroom featuring both a bath and a walk-in shower, offering flexibility and comfort. This well-proportioned home combines space, functionality, and an excellent location, making it an ideal choice for families seeking a property in one of Darlington's most sought-after areas.

ENTRANCE HALL

LOUNGE

12'6 x 14'6 (3.81m x 4.42m)

DINING ROOM

9'11 x 10'7 (3.02m x 3.23m)

SITTING ROOM

6'2 x 10'08 (1.88m x 3.25m)

KITCHEN/BREAKFAST ROOM

6'2 x 10'06 (1.88m x 3.20m)

UTILITY

SHOWER ROOM

5'7 x 5' (1.70m x 1.52m)

GARAGE

11'11 x 8'11 (3.63m x 2.72m)

BEDROOM ONE

12'3 x 12'1 (3.73m x 3.68m)

BEDROOM TWO

10'11 x 12'1 (3.33m x 3.68m)

BEDROOM THREE

9' x 9'7 (2.74m x 2.92m)

BATHROOM

5'5 x 9'6 (1.65m x 2.90m)





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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

