



Bedburn Drive

Darlington DL3 8UF

Offers In The Region Of £530,000





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Bedburn Drive

Darlington DL3 8UF



- Spacious Four Bedroom Detached Property
 - Garden Room
 - Within Close Proximity to Local Schools and Colleges
- Sought After West End Area of Darlington
 - Immaculately Presented Throughout
 - Viewing Highly Recommended
- Double Garage and Parking for Several Vehicles
 - Generous Plot with Gardens to Front and Rear
 - EPC Rating C

Welcome to the magnificent Bedburn Drive in Darlington, this stunning detached house offers a perfect blend of space and elegance. With four generously sized bedrooms, this property is ideal for families seeking comfort and style. The spacious layout includes three inviting reception rooms, providing ample space for relaxation and entertaining guests.

The house is extremely well presented throughout, ensuring a welcoming atmosphere from the moment you step inside. The modern design and thoughtful touches create a warm and homely feel, making it easy to envision your life here. The property also boasts an en-suite bathroom off the main bedroom, catering to the needs of a busy household.

A few standout features of this property include the delightful garden room, perfect for enjoying lots of natural sunlight in a tranquil setting or as a versatile space for hobbies and leisure. A generous driveway providing off-street parking for several vehicles, along with the double garage for added security. There is also a useful EV charger to hand. Finally, the energy efficient solar panels will ensure positive reductions to your energy bills in the long run.

In summary, this exceptional four-bedroom detached house on Bedburn Drive is a fantastic opportunity for those looking for a spacious and well-presented family home in Darlington. With its ample parking, multiple reception areas, and charming garden room, it truly has something for everyone. Don't miss the chance to make this wonderful property your own.

Entrance Hall
Composite door to front, Kamdean flooring, staircase to first floor landing, storage cupboard and radiator.

Lounge
19'2 x 12'2 (5.84m x 3.71m)
Upvc double glazed bay window to front, feature chimney breast wall housing inset electric fire with real flame effect. Kamdean flooring, spotlights and coving to ceiling, radiator and open aspect to the dining room.

Dining Room
12'6 x 9'9 (3.81m x 2.97m)
Upvc double doors to rear, spotlights and coving to ceiling, Kamdean flooring and radiator.

Garden Room
10'04 x 10'05 (3.15m x 3.18m)
Part wall and part Upvc double glazed with door to rear garden. Apex glazed roof, allowing for a substantial amount of natural light. Spotlights into window surrounds and tiled floor.

Kitchen
17'4 x 14'11 (5.28m x 4.55m)
Upvc double glazed window and door to rear with access to the utility room. The kitchen and utility room have both been refurbished less than 12 months ago with additional new appliances. L-shaped

room with a vast range of stylish wall, base and drawer units, integrated sink with mixer tap. Integrated five ring gas hob with extractor over and eye level double oven. Integrated dishwasher, Kamdean flooring, spotlights and coving to ceiling, vertical radiator and decorative, obscure arched window looking into the utility room. There is space for a table and chairs or alternative seating.

Utility Room
7'6 x 5'2 (2.29m x 1.57m)
With Window to the rear, newly refurbished, space for a washing machine and again, Kamdean flooring.

Ground Floor Cloaks
Upvc double glazed obscure window to side, wash hand basin, low level w/c, Victorian style radiator and part mosaic style tiled walls.

First Floor Landing
Airing cupboard and access to a part boarded loft space.

Bedroom One
16'11 x 12' (5.16m x 3.66m)
Upvc double glazed, walk in bay window and decorative hexagonal window to front, spotlights and coving to ceiling.

En-Suite
Walk in double shower, wash hand basin in vanity unit with storage, low level back to wall w/c and Victorian style radiator. Spotlights to ceiling.

Bedroom Two
12'1 x 11'3 (3.68m x 3.43m)
Upvc double glazed window to rear, fitted wardrobes, spotlights to ceiling and radiator.

Bedroom Three
12'2 x 8'6 (3.71m x 2.59m)
Upvc double glazed window to rear, fitted wardrobes, spotlight to ceiling and radiator.

Bedroom Four
10'11 x 7'11 (3.33m x 2.41m)
Upvc double glazed window to front, fitted wardrobes, spotlights to ceiling and radiator.

Bathroom
Upvc double glazed obscure window to side, panelled bath, wash hand basin and low level w/c.

Externally
To the front the property is accessed via wrought iron double gates and boasts a generous driveway which would easily provide off street parking for several vehicles. Access to the double garage. There is a lawn area.
To the rear you will find a delightful enclosed, garden with patio and lawn areas and an outdoor bar. There is also gated access to the front of the property.

Double Garage
With roller doors to front and access to the rear.
Electric vehicle charger.

Tenure
Freehold

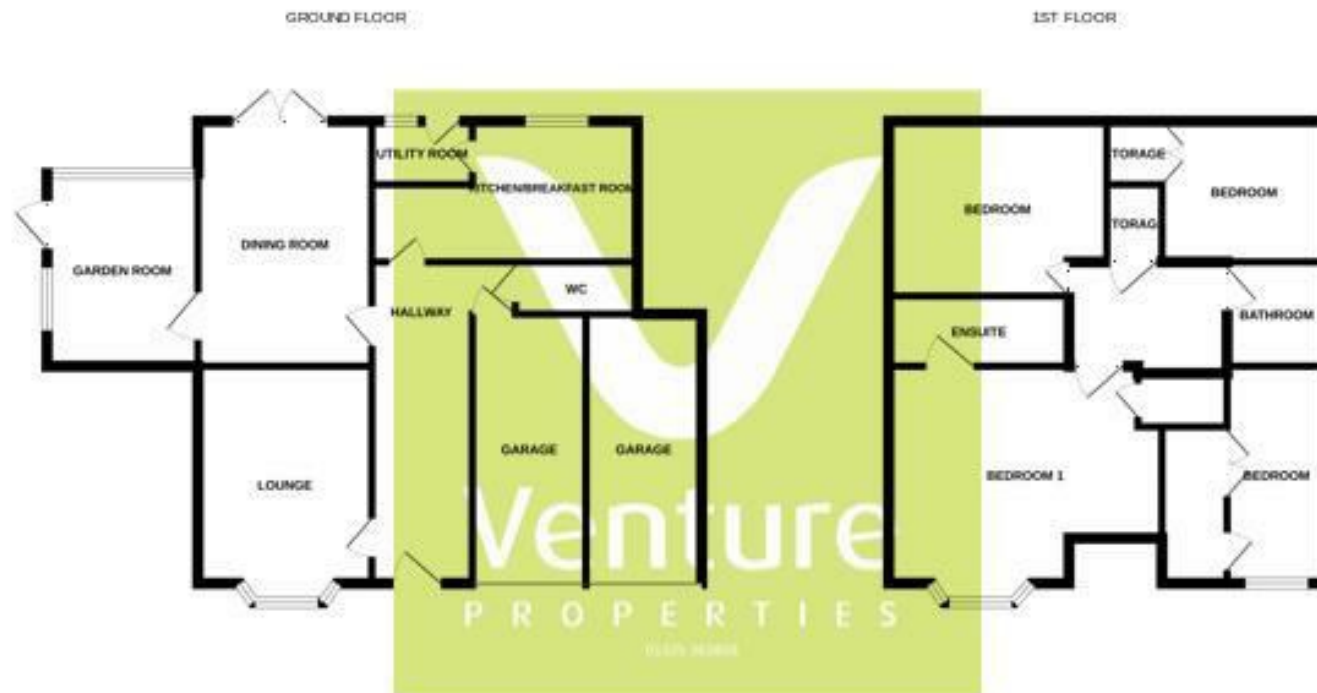
Property Details
Local Authority: Darlington
Council Tax Band: F
Annual Price: £3,602
Conservation Area No
Flood Risk Very low
Floor Area 1,474 ft 2 / 137 m 2
Plot size 0.18 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

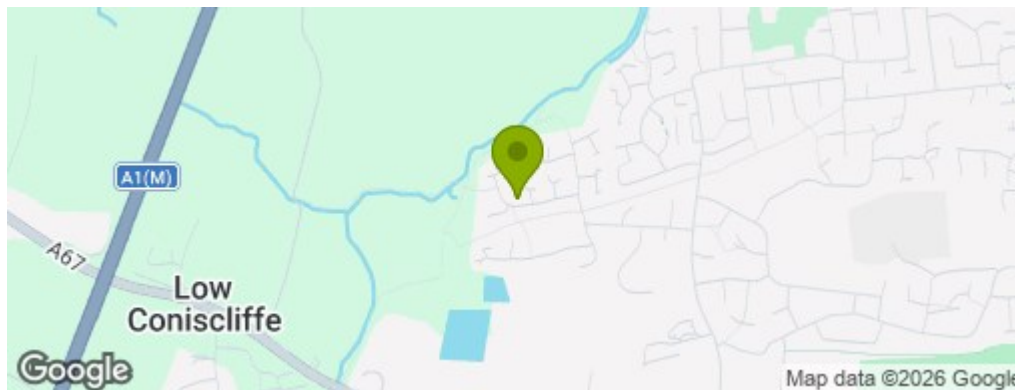
Basic
3 Mbps
Superfast
55 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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