



Netherby Rise

Darlington DL3 8SE

Offers Over £345,000





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Netherby Rise

Darlington DL3 8SE



- Four Bedroom Detached Property
- West Facing Rear Garden
- Extended to The Rear

- Sought After West End Location of Darlington
- Within Walking Distancer to Schools
- Viewing Recommended

- Off Street Parking & Garage
- Spacious Rooms Throughout
- Council Tax Band E

In the desirable West End of Darlington, this impressive detached house on Netherby Rise offers a perfect blend of comfort and convenience. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The two reception rooms provide versatile areas for relaxation and entertainment, ensuring that there is room for everyone to enjoy.

The house boasts two well-appointed bathrooms, making morning routines a breeze for busy households. The spacious layout throughout the property enhances the feeling of openness, allowing natural light to flood in and create a warm and inviting atmosphere.

For those with vehicles, the property features off-street parking for more than one vehicle, along with a garage, providing both security and convenience. This is a rare find in such a sought-after location.

With its excellent amenities and proximity to local schools, parks, and shops, this home is perfectly positioned for modern family living. Whether you are looking to settle down or invest, this property on Netherby Rise is a fantastic opportunity not to be missed.

Entrance Hallway

Door to front and staircase to first floor landing.

Lounge

11'8 x 18'7 (3.56m x 5.66m)

Bay windows to side with additional side window. Feature fireplace, coving to ceiling and wood flooring.

Dining Room

12'7 x 7'7 (3.84m x 2.31m)

Open aspect room split between dining area with plenty of space for a table and chairs, coving to ceiling and a radiator. Further seating area towards the rear of the room with double doors to the rear garden.

Kitchen

19'11 x 12'7 (6.07m x 3.84m)

Window and door to rear, fitted with wall, base and drawer units, sink with mixer tap and space for a Range style cooker with extractor over. Space for a dishwasher, washing machine and American style fridge freezer. Space for a small bistro seating area and tiled floor.

Ground Floor Cloaks

Obscure window to side, low level w/c and wash hand basin in vanity. Heated towel rail and part tiled walls.

First Floor Landing

Window to side.

Bedroom One

9' x 11'1 (2.74m x 3.38m)

Window to side and access to en-suite.

En-Suite

Double walk in shower cubicle, wash hand basin in vanity and low level w/c. with heated towel rail and part tiled walls.

Bedroom Two

9'5 x 11'1 (2.87m x 3.38m)

Window to rear

Bedroom Three

12'6 x 7'1 (3.81m x 2.16m)

Window to rear

Bedroom Four

11'11 x 7'1 (3.63m x 2.16m)

Window to front

Bathroom

Garage

17'5 x 9'10 (5.31m x 3.00m)

Externally

To the front the open plan garden area is mainly laid to lawn with established shrubs. The drive is block paved and will allow parking for two vehicles and access to the garage. There is also gated access to the rear.

To the rear is a west facing garden with lawn and patio area with well stocked borders and rear access to the garage.

Tenure

Freehold

Property Details

Local Authority Darlington
Council Tax Band: E
Annual Price: £3,048
Conservation Area No
Flood Risk Very low
Floor Area 1,302 ft 2 / 121 m 2
Plot size 0.07 acres
Mobile coverage

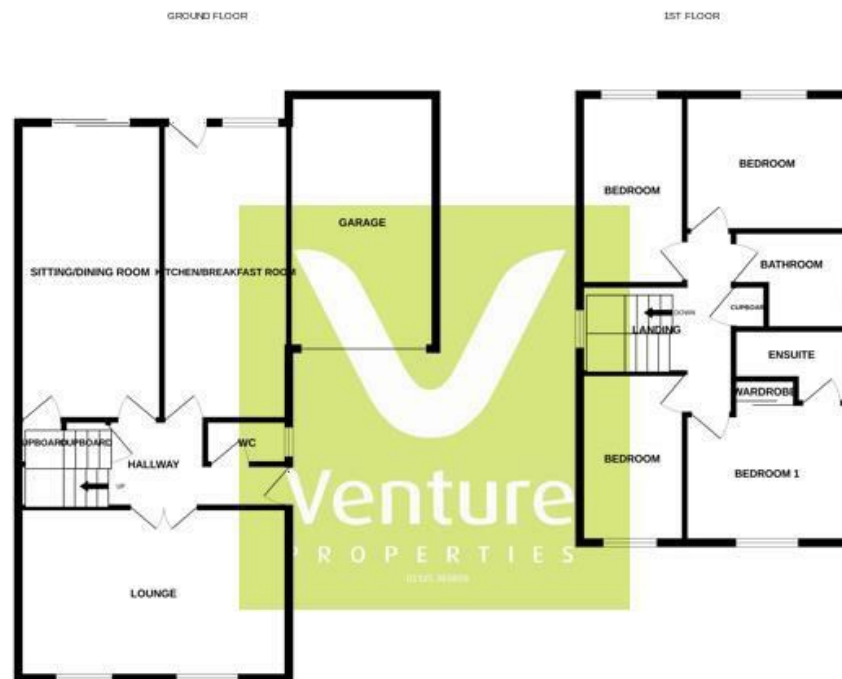
EE
Vodafone
Three
O2
Broadband

Basic
14 Mbps
Superfast
80 Mbps
Ultrafast
1000 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.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, rooms, yards and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Property Information

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