



**Collingsway**

Darlington DL2 2FD

Offers In The Region Of £275,000





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# Collingsway

Darlington DL2 2FD



- Four Bedrooms
- Two En-Suites
- West Park Location

- Detached Property
- Garage
- Garden Room

- Kitchen/Dining Room
- Close To Amenities
- Gardens To Front & Rear

Welcome to this modern four-bedroom detached house located in the highly desirable West Park development of Darlington. This property offers a perfect blend of contemporary living and convenience, making it an ideal family home.

As you enter, you will be greeted by two generous reception rooms, providing ample space for relaxation and entertaining guests. The well-designed layout ensures that the living areas are both spacious and inviting, perfect for family gatherings or quiet evenings in.

The house boasts four comfortable bedrooms, offering plenty of room for family members or guests. With three bathrooms, including en-suite facilities, morning routines will be a breeze, ensuring privacy and convenience for everyone in the household.

Outside, the property features well-maintained front and rear gardens, providing a lovely outdoor space for children to play or for you to enjoy a peaceful afternoon. Additionally, the garage and off-street parking for up to four vehicles make this home practical for families with multiple cars.

Situated close to local amenities, this home is not only modern and spacious but also ideally located for easy access to shops, schools, and parks. This property truly represents a wonderful opportunity for those seeking a comfortable and stylish living environment in Darlington. Don't miss your chance to make this delightful house your new home.

## RECEPTION HALLWAY

## CLOAKROOM/WC

## LIVING ROOM

11'5" x 16'4" (3.48 x 4.98)

## KITCHEN/DINING ROOM

16'4" x 9'7" (4.98 x 2.92)

## GARDEN ROOM

10'1" x 7'9" (3.07 x 2.36)

## FIRST FLOOR

### BEDROOM 1

9'10" x 16'4" (3.00 x 4.98)

### EN-SUITE SHOWER ROOM

### BEDROOM 2

11'8" x 10'11" (3.56 x 3.33)

### EN-SUITE SHOWER ROOM

## SECOND FLOOR

### BEDROOM 3

11'10" x 14'1" (3.61 x 4.29)

### BEDROOM 4

9'10" x 14'1" (3.00 x 4.29)

## FAMILY BATHROOM/WC

## EXTERNALLY

## Tenure

Freehold

## Property Details

Local Authority: Darlington  
Council Tax Band: E  
Annual Price: £3,048  
Conservation Area No  
Flood Risk Very low  
Floor Area 925 ft 2 / 86 m 2  
Plot size 0.05 acres  
Mobile coverage

EE

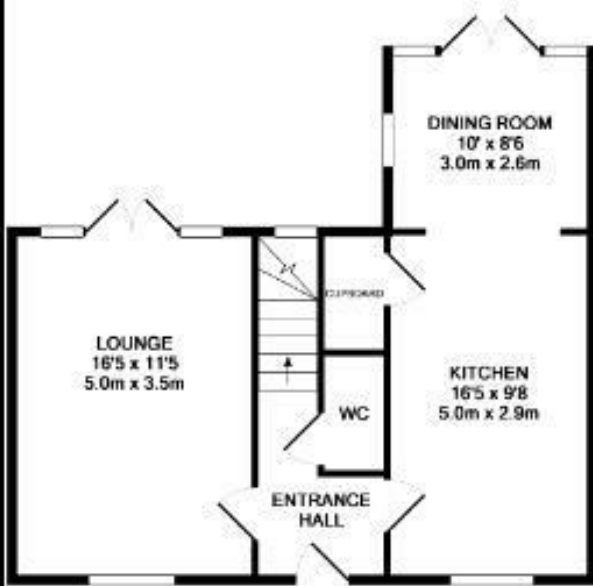
Vodafone  
Three  
O2  
Broadband

Basic  
7 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

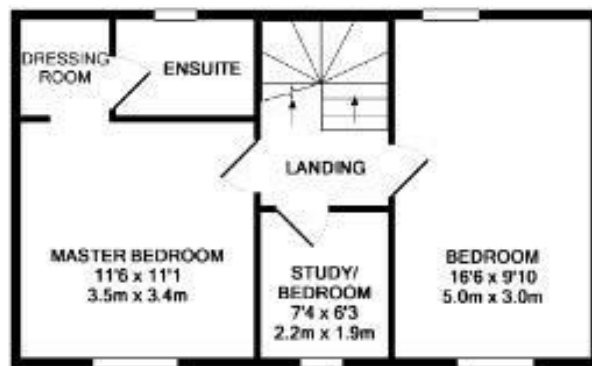
BT  
Sky  
Virgin

## Note

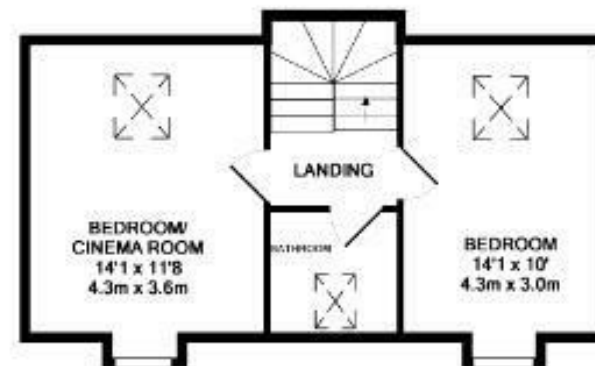
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GROUND FLOOR  
APPROX. FLOOR  
AREA 532 SQ.FT.  
(49.4 SQ.M.)



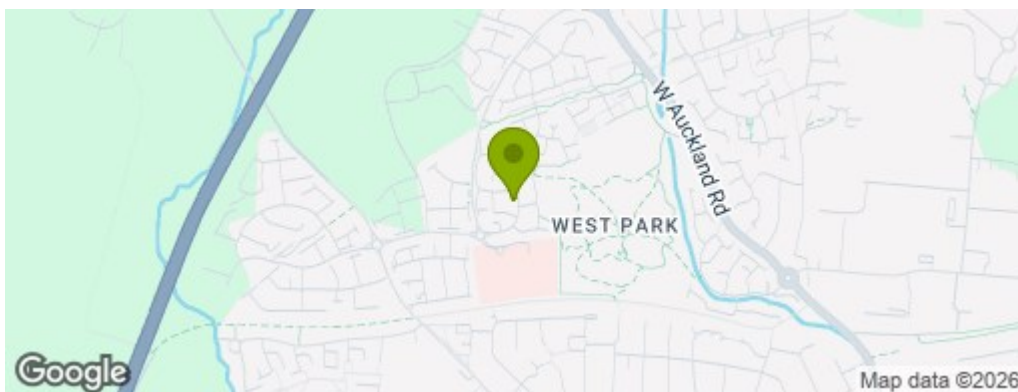
1ST FLOOR  
APPROX. FLOOR  
AREA 450 SQ.FT.  
(41.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1382 SQ.FT. (128.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors 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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## Property Information

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