

Anstruther Drive, Darlington, DL1 3TE  
Price £235,000

**estates<sup>4</sup>**  
'The Art of Property'





Anstruther Drive, Darlington, DL1 3TE

Price £235,000

Council Tax Band: D

A beautifully presented and significantly improved three bedroom link-detached home, occupying a desirable corner position within a quiet cul-de-sac. Located on the highly popular Ashbrook development, conveniently placed for access to the A1(M) & A6, locals shops, amenities and schooling.

The property has been meticulously upgraded by the current owners to a high standard throughout, with particular emphasis on creating an impressive sense of space and flow on the ground floor. The standout feature is the superb open-plan layout, where the welcoming lounge seamlessly connects to a stunning contemporary dining kitchen, forming a bright and sociable living space ideal for modern family life and entertaining. The kitchen itself has been refitted with sleek contemporary units, quartz work surfaces and a central breakfast island, further enhancing its stylish and functional appeal. This exceptional open-plan arrangement seamlessly leads to the conservatory, which provides an additional versatile reception space and enjoys views over the rear garden, with French doors opening directly outside to extend the living space in warmer months.

To the first floor are three well-proportioned bedrooms, perfectly suited to growing families. The principal bedroom benefits from an en-suite, complemented by a beautifully refitted contemporary family bathroom.

Externally, the property has parking for two vehicles, along with a garage providing secure parking or useful storage. The manageable rear garden is

designed for ease of maintenance, offering a pleasant and private outdoor space ideal for relaxing without the burden of extensive upkeep.

Further benefits include gas central heating via a recently refitted boiler and a number of upgraded UPVC double-glazed windows, contributing to improved efficiency and comfort.

This is a superb opportunity to acquire a stylish, move-in-ready home where the outstanding open-plan ground floor truly sets it apart.

Please note:

Council tax Band - D

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

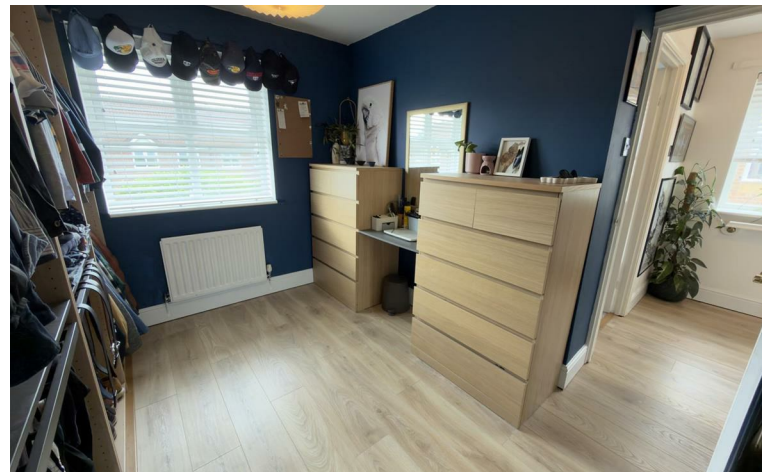
Estates 'The Art of Property'  
Professional Estate Agents, selling homes across  
Darlington, Newton Aycliffe, Teesside & North

Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.





# Anstruther Drive, Darlington, DL1 3TE

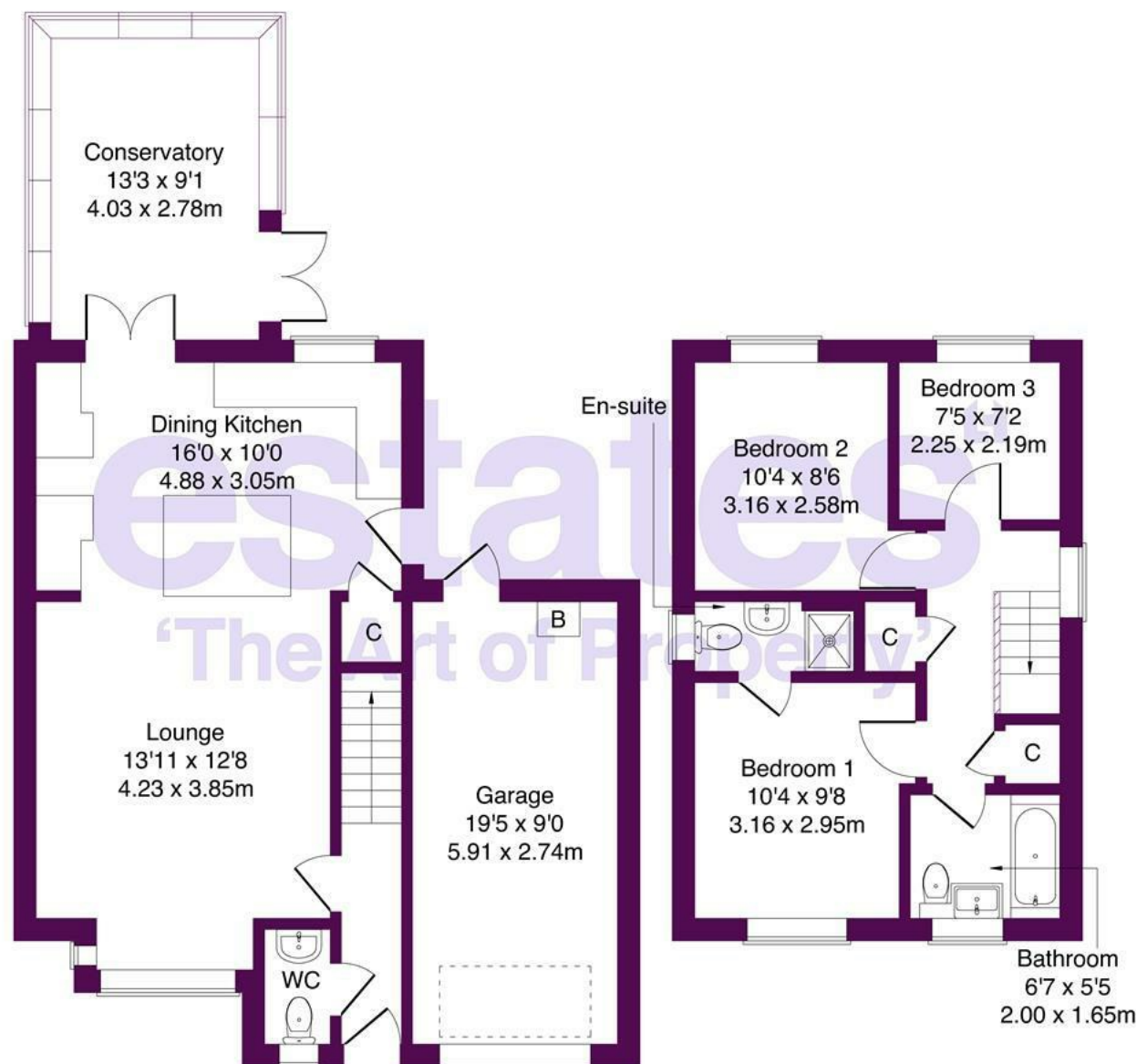
Approximate Gross Internal Area: (1141 sq ft - 106 sq m.)

**estates**<sup>4</sup>  
'The Art of Property'

Business Central 2 Union Square  
Central Park  
Darlington  
County Durham  
DL1 1GL  
01325 804850

[sales@estatesgroup.co.uk](mailto:sales@estatesgroup.co.uk)

<https://estates-theartofproperty.co.uk/>



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 67      | 82                      |
| England & Wales                             |         | EU Directive 2002/91/EC |