



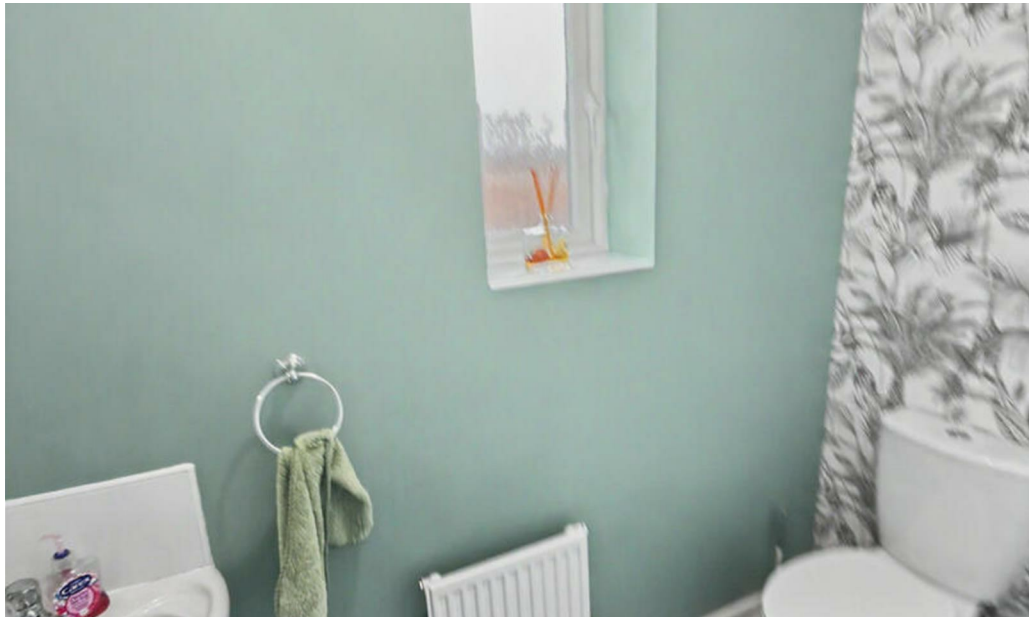
**Water Lily Drive**

Darlington DL1 1LQ

**Offers Over £200,000**







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# Water Lily Drive

## Darlington DL1 1LQ



- Three Bedroom Detached Property
- Large Plot With Off Street Parking For Number Of Cars
- EPC Rating C

- Houghton Area of Darlington
- Gardens To Front and Rear, Rear Garden Is South Facing
- Easy Access to Travel and Transport Links

- Within Close Proximity to Darlington College
- Council Tax Bnad D
- Downstairs WC

Welcome to this stunning three-bedroom detached house located on Water Lily Drive in the charming town of Darlington. This property is perfectly positioned on a generous corner plot, offering excellent parking facilities at the front, making it both practical and inviting.

As you step inside, you will be greeted by a modern interior that exudes style and comfort. The ground floor features a spacious reception room, ideal for relaxing or entertaining guests. The well-appointed kitchen dining room is perfect for family meals and gatherings, providing a warm and welcoming atmosphere. Additionally, there is a convenient downstairs WC for guests.

The first floor boasts three well-proportioned bedrooms, with the main bedroom benefiting from an en-suite bathroom, ensuring privacy and convenience. Each room is designed to maximise space and light, creating a serene environment for rest and relaxation.

Outside, the property features delightful gardens both at the front and rear, providing ample space for outdoor activities or simply enjoying the fresh air. A garage adds to the practicality of this home, offering additional storage or parking options.

This exceptional property must be seen to be fully appreciated. With its modern features, spacious layout, and prime location, it presents an ideal opportunity for families or individuals seeking a comfortable and stylish home in Darlington. Don't miss out on the chance to make this wonderful house your new home.

### Entrance Hallway

With front door and door opening into lounge.

### Lounge

11'5 x 16'8 (3.48m x 5.08m)

Situated to the front of the home with double glazed window and central heating radiator.

### Kitchen /Dining Room

12'9 x 12'3 (3.89m x 3.73m)

Situated to the rear with a modern range of wall and floor units with contrasting work surfaces, cooker connection point, plumbing for washing machine, double glazed window and double glazed French doors opening out onto the rear garden.

### Inner Hallway

With stairs to the first floor.

### Ground Floor Cloaks

With a low level WC and wash hand basin.

### First Floor

Landing area.

### Bedroom One

14'7 x 11'5 (4.45m x 3.48m)

Situated to the front, a good double bedroom with access into the en-suite.

### En-Suite / Shower Room

With a modern suite comprising shower set within a cubicle, wash hand basin and low level WC.

### Bedroom Two

16'2 x 9' (4.93m x 2.74m)

Another good double bedroom situated to the front with double glazed window and central heating radiator.

### Bedroom Three

11'4 x 7'5 (3.45m x 2.26m)

Situated to the rear with double glazed window and central heating radiator.

### Bathroom

With a modern suite comprising panelled bath, pedestal wash hand basin and low level WC.

### Externally

The home stands on a prime plot with excellent off street parking for a number of cars to the front with access leading to a single garage. To the rear of the home there is a good sized south facing rear garden which is mainly laid to lawn.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,494

Conservation Area No  
Flood Risk Very low  
Floor Area 1,097 ft 2 / 102 m 2  
Plot size 0.09 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
3 Mbps  
Superfast  
56 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

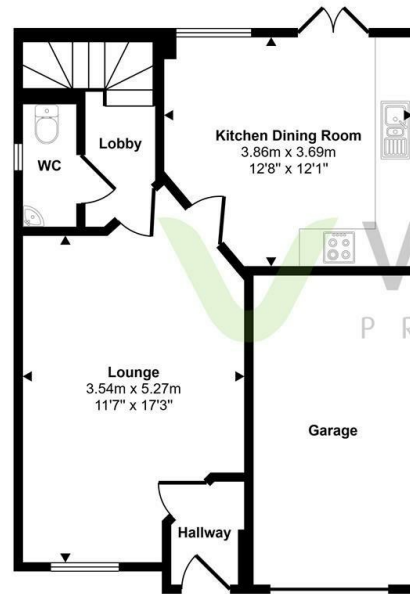
BT  
Sky  
Virgin

### Note

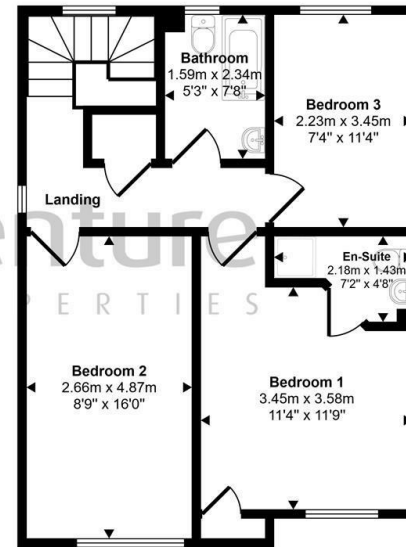
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Approx Gross Internal Area  
106 sq m / 1142 sq ft

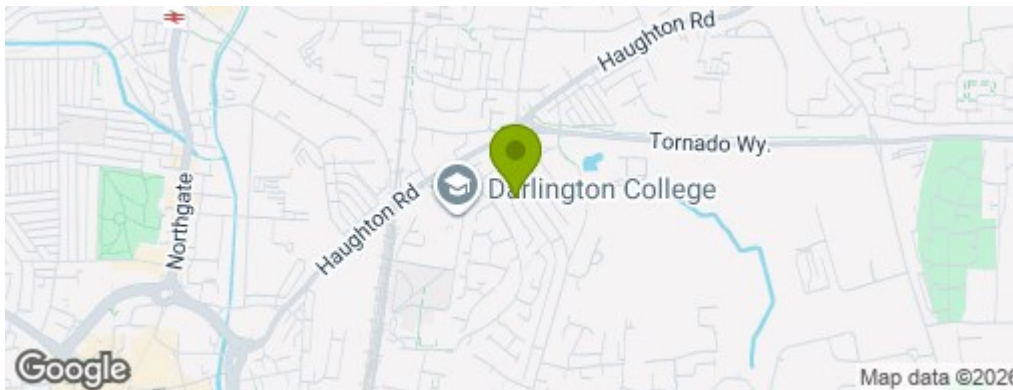


Ground Floor  
Approx 54 sq m / 584 sq ft



First Floor  
Approx 52 sq m / 557 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Property Information

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