



Bedburn Drive

Darlington DL3 8UF

Offers In The Region Of £530,000

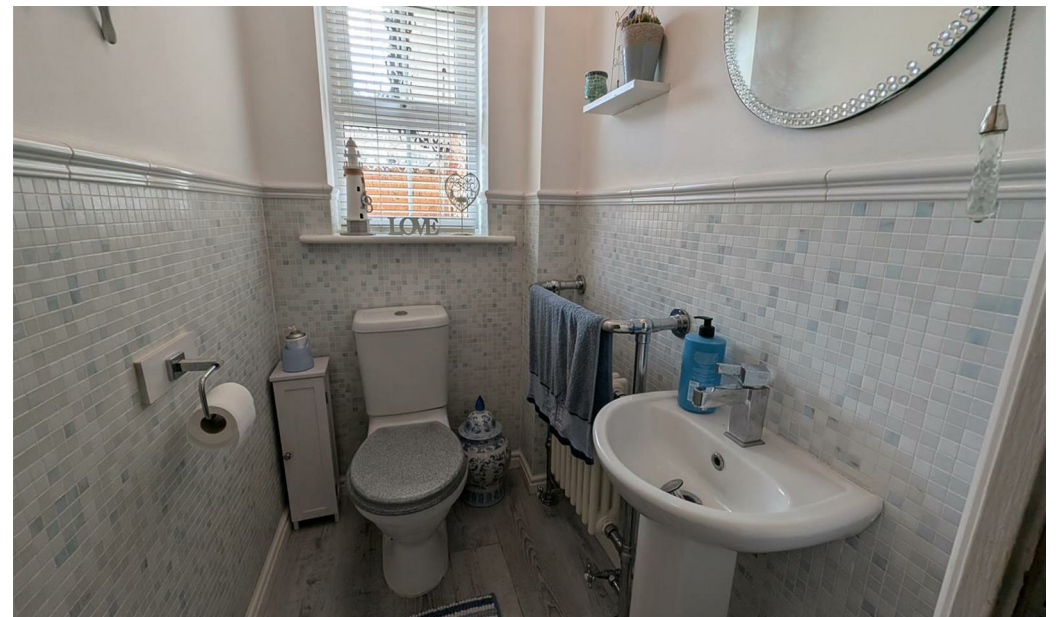
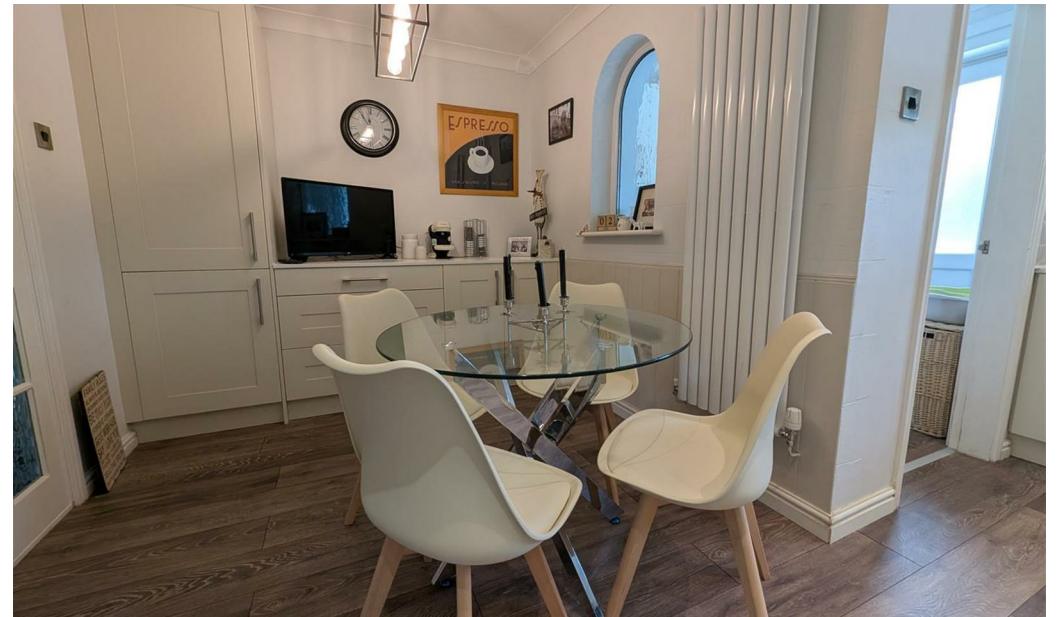




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Bedburn Drive

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- Spacious Four Bedroom Detached Property
- Garden Room
- Within Close Proximity to Local Schools and Colleges

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

- Sought After West End Area of Darlington
- Immaculately Presented Throughout
- Viewing Highly Recommended

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 and Parking for Several Vehicles
- Generous Plot with Gardens to Front and Rear
- EPC Rating C

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

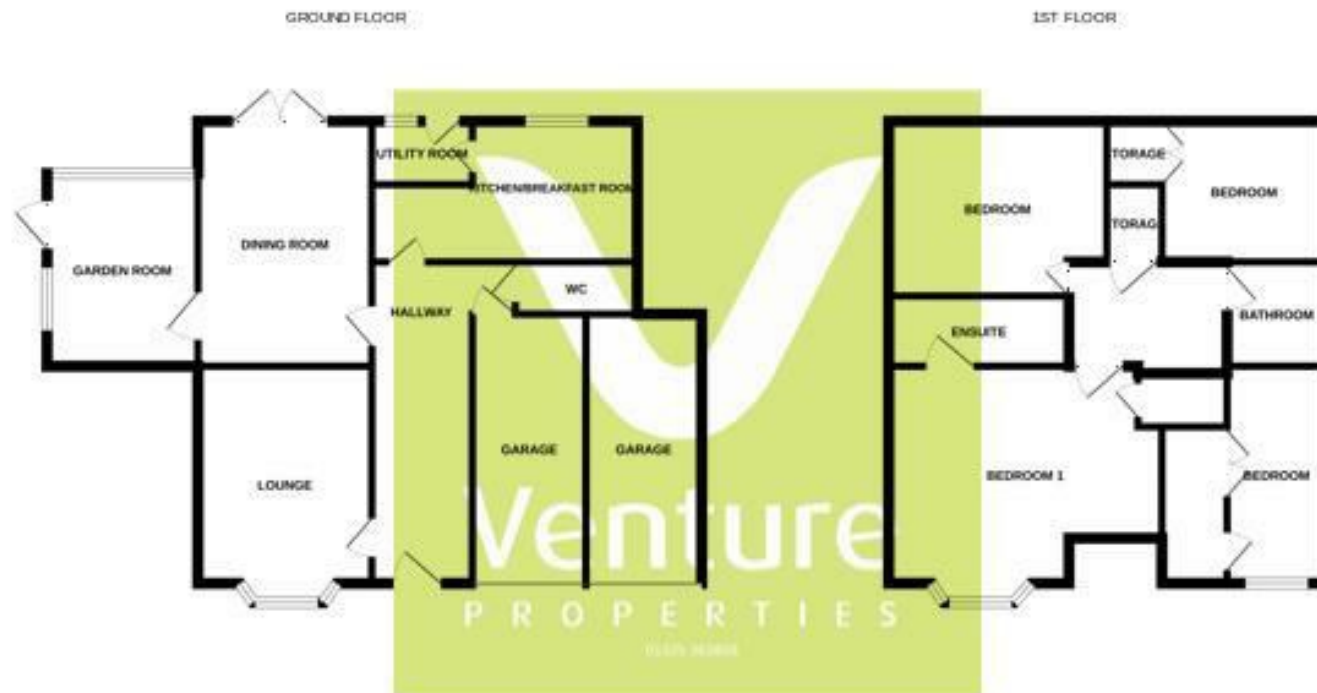
EE
Vodafone
Three
O2
Broadband

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

BT
Sky
Virgin

Note

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.



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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