



## 14 RASPBERRY GROVE, DARLINGTON, DL1 3FQ

**£309,950**

Tucked away at the end of a quiet cul-de-sac on the popular Raspberry Grove, this modern detached home delivers space, style, and everyday practicality. Built in 2023 and improved by the current owners, the property feels fresh and contemporary throughout, with standout features including granite kitchen worktops and a well-designed west-facing garden.

Inside, the layout is ideal for family life. Two comfortable reception rooms offer flexibility for relaxing, working from home, or entertaining. The kitchen and dining space sits at the centre of the home, creating an open and sociable area that works perfectly for both day-to-day living and hosting guests. Upstairs, four well-proportioned bedrooms provide plenty of room for a growing household, with the main bedroom benefiting from its own en-suite.

The home is part of the desirable Coatham Vale development, well placed for commuters with quick access to the A1(M) and A66. Parking is straightforward with a garage and driveway space for two cars.

Outside, the private rear garden enjoys afternoon and evening sun, making it a great spot for outdoor dining, children's play, or simply relaxing.



## LOUNGE 10'11" x 12'11" (3.35 x 3.96)

## DINING ROOM

## KITCHEN/DINER 19'7" x 10'5" (5.98 x 3.19)

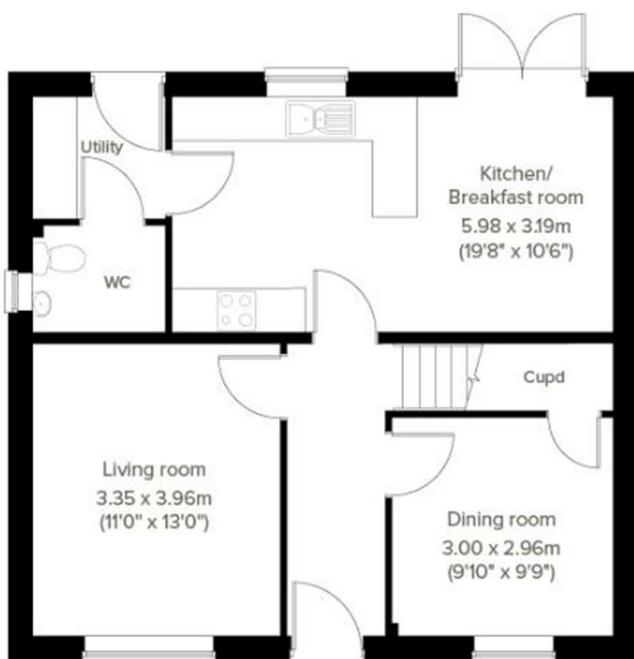
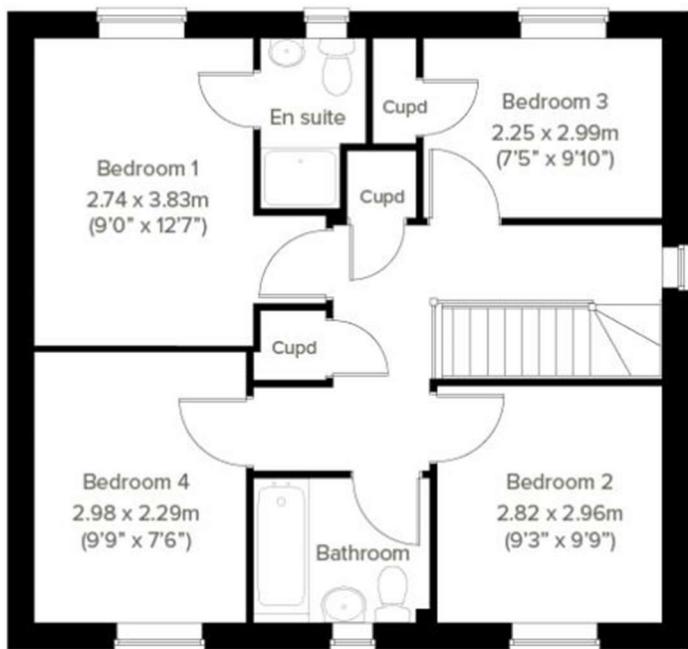
## MASTER BEDROOM

## **BEDROOM TWO**

## **BEDROOM THREE**

## **BEDROOM FOUR**

## **GARAGE**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(B2 plus) A			
(B1-91) B			84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Rating	Percentage of Population	Current	Potential
Very environmentally friendly - lower CO2 emissions	(92 plus)	A	
	(81-91)	B	
	(69-80)	C	
	(55-68)	D	
	(39-54)	E	
	(21-38)	F	
	(1-20)	G	
Not environmentally friendly - higher CO2 emissions			

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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