



**Locomotion Lane, Darlington, DL2 2GJ**  
**4 Bed - House**  
**£280,000**

**Council Tax Band: D**  
**EPC Rating:**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Locomotion Lane, DL2 2GJ

\*\*\* MODERN FAMILY HOME \*\*\*

\*\*\* AMPLE OF OFF-STREET PARKING \*\*\*

located with the highly desirable West Park development, this stunning four-bedroom detached family home positioned within a quiet cul-de-sac location, overlooking the nature reserve to the front. The property also offers excellent transport links, with easy access to the A1(M) and Darlington town centre.

The property briefly comprises of: Entrance Hallway, Downstairs WC, a Generous size Living Room leading to the modern fitted kitchen / diner with French Doors to the rear garden.

The first floor provides four bedrooms, (Master Bedroom with an En-Suite Shower Room), and a modern family bathroom.

Externally, the property has a landscaped rear garden with detached garage and carport. The front has attractive views across the nature reserve.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.



## GROUND FLOOR

**Entrance Hallway**  
3'9" x 11'5"

**Downstairs WC**  
4'6" x 3'11"

**Living Room**  
14'5" x 18'5"

**Kitchen / Diner**  
17'9" x 11'8"

## FIRST FLOOR

**Landing**  
3'8" x 11'8"

**Bedroom 1**  
8'9" x 12'0"

**En-Suite**  
7'11" x 4'4"

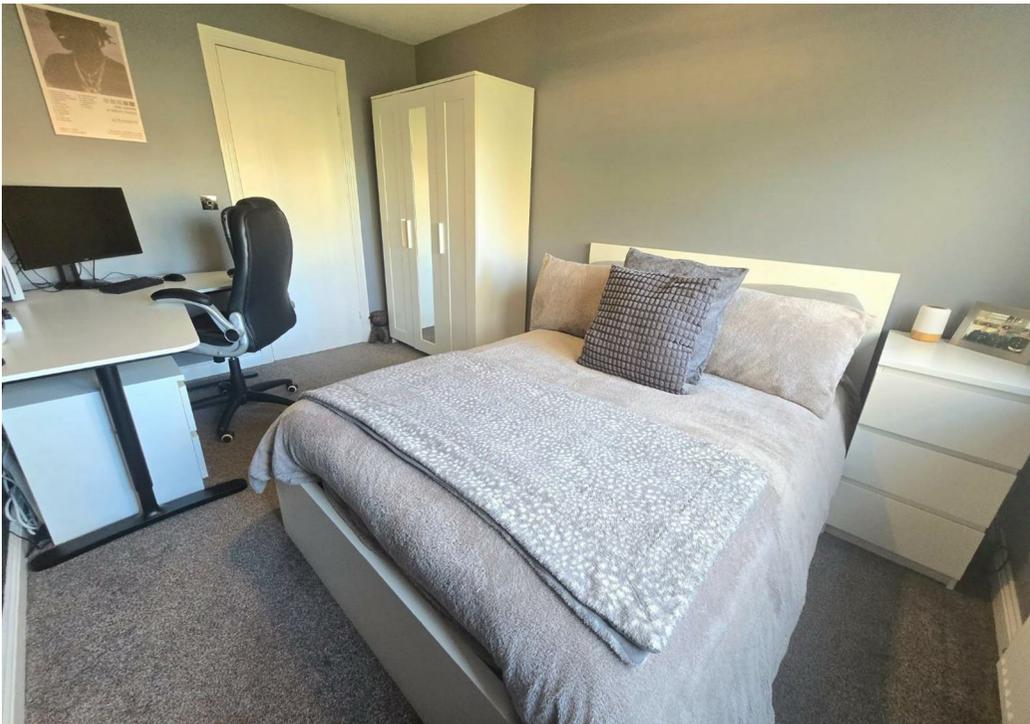
**Bedroom 2**  
8'11" x 13'1"

**Bedroom 3**  
10'9" x 6'8"

**Bedroom 4**  
6'10" x 9'8"

**Family Bathroom**  
7'8" x 6'5"

**SINGLE DETACHED GARAGE**  
17'4" x 8'9"







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1248 ft<sup>2</sup>  
115.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| 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 |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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