



Nestled on the desirable Harrowgate Farm development this stunning modern detached house is a rare find in today's market. With its generous layout, this property boasts a welcoming hallway two spacious reception rooms, perfect for both entertaining guests and enjoying family time. The heart of the home is undoubtedly the extended open-plan bespoke kitchen, dining & family room, which creates a warm and inviting atmosphere, ideal for gatherings and everyday living, with media unit,Bi-fold doors,and porcelain tiled flooring.

The ground floor also features a convenient utility and a cloakroom with a WC, adding to the practicality of the space. Ascending to the first floor, you will discover four well-proportioned bedrooms, including a master suite that benefits from fitted wardrobes and an ensuite bathroom, ensuring comfort and privacy.

Externally, the property is equally impressive, with a large driveway leading to a double garage, with electric door,providing ample parking and storage options, with the benefit of a further drive. The rear garden, with its south-facing aspect, is a delightful outdoor space, featuring a paved patio that is perfect for al fresco dining or simply enjoying the sunshine.

This exceptional home combines modern living with thoughtful design, making it an ideal choice for families or anyone seeking a spacious and stylish residence in a sought-after location. Do not miss the opportunity to make this remarkable property your own.





- Stunning detached family home
- Sizeable plot
- Excellent location well placed for amenities with easy access to the A1M
- Detached double garage
- Small development
- Fabulous extension to the rear
- Upgraded throughout
- Driveway allowing off road parking for several vehicles
- Internal viewing is the only way to appreciate every aspect of this superb home.

GENERAL INFORMATION:

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

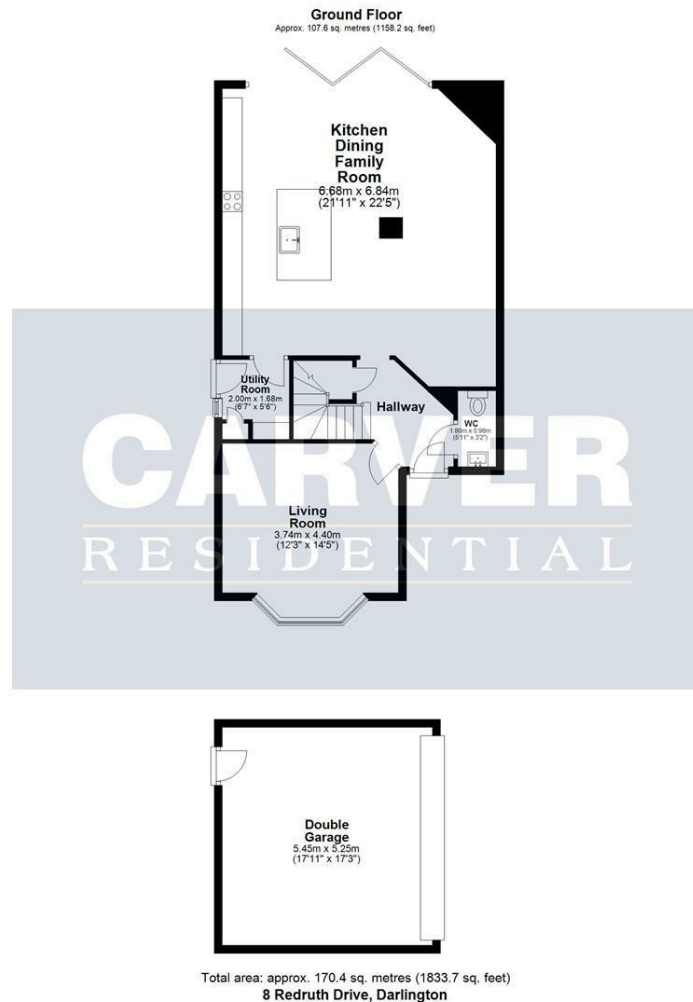
Local Authority: Darlington Borough Council (Tax Banding E)

Buyers Identification Checks

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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



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	

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MAB 6202



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