



Rockrose Garden, Darlington, DL2 2JP
4 Bed - House - Detached
£425,000

Council Tax Band: E
EPC Rating: A
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Rockrose Garden, DL2 2JP

*** UPGRADED FAMILY HOME WITH OFF STREET PARKING ***

*** TWO RECEPTION ROOMS ***

*** SOLAR PANELS & EV CHARGER ***

For sale in the sought after Westpark area of Darlington, this stunning four bedroom detached house, offers a modern family living experience, built in 2025, this property has undergone additional upgrades since purchased.

The property briefly comprises of; Entrance Hall, Dual Aspect Living Room with French Doors to the rear garden, additional Reception Room, (Ideal for Office or Snug Room), Open-Plan Kitchen/Diner with French Doors to the garden, Separate Utility Room and Downstairs WC.

The first floor provides a Landing, four bedrooms, with a fifth bedroom made into a walk-in dressing room for the master bedroom when built. In addition, the property has a modern family bathroom and an En-Suite Shower room off the master.

Externally, the property has lawn gardens to the front and rear, while providing ample off-street parking via a driveway to the side of the property, with a single garage.

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

GROUND FLOOR

Entrance Hall
4'11" x 15'1"

Living Room
11'6" x 17'7"

Reception Room
12'8" x 8'5"

Downstairs WC
3'1" x 5'2"

Utility Room
5'6" x 5'11"

Kitchen / Diner
18'8" x 12'3"

FIRST FLOOR

Landing
6'11" x 12'5"

Bedroom 1
11'6" x 12'6"

Walk-In Dressing Room
4'11" x 9'3"

En-Suite
8'3" x 3'10"

Bedroom 2
10'5" x 10'10"

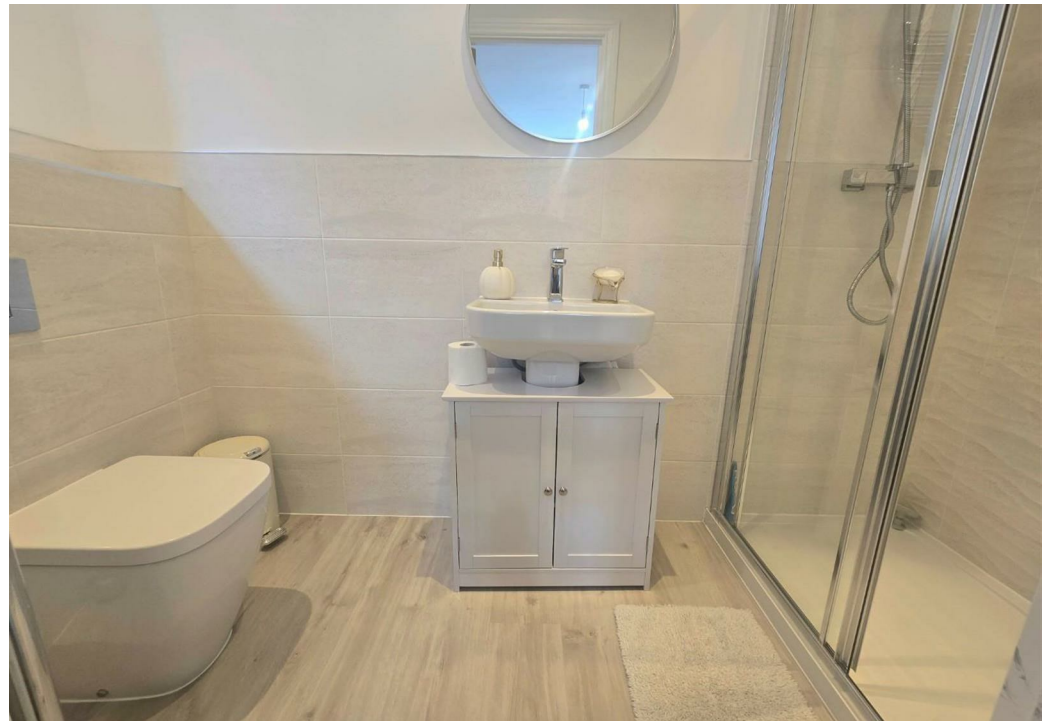
Bedroom 3
11'1" x 9'9"

Bedroom 4
11'1" x 7'6"

Family Bathroom
7'0" x 5'6"

SINGLE GARAGE
9'11" x 19'10"









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1580 ft²
146.7 m²

(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		95	95
(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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