



Nunnery Lane

Darlington DL3 9PP

£250,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Nunnery Lane

Darlington DL3 9PP



- Four Bedroom Home
- Gardens Front And Rear Driveway And Garage
- Close To Excellent Schools

- Two Reception Rooms
- No Chain
- Must Be Seen

- Conservatory To Rear
- Ideal Family Home
- EPC Grade

Located in the desirable Mowden area of Darlington, this stunning link-detached house offers an exceptional opportunity for families and individuals alike. Boasting four spacious bedrooms, this home is perfect for those seeking comfort and style. The property features two inviting reception rooms and a conservatory, providing ample space for relaxation and entertaining guests.

The location is particularly advantageous, with local amenities and popular schools just a stone's throw away, making it an ideal choice for families. The house is surrounded by well-maintained gardens at both the front and rear, offering a lovely outdoor space for children to play or for hosting summer gatherings. Additionally, the property includes a driveway and a garage, ensuring convenient parking and extra storage.

With no onward chain, this home is priced to sell, making it an attractive prospect for potential buyers. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this property on Nunnery Lane is not to be missed. Come and experience the charm and convenience of this delightful home.

Entrance Hall

With front door and stairs to the first floor.

Lounge

17'3 x 12'11 (5.26m x 3.94m)

A spacious room situated to the front with picture window and door access into the dining room.

Dining Room

13'5 x 9'10 (4.09m x 3.00m)

Situated to the rear with access both into the kitchen and conservatory.

Kitchen/Breakfast Room

11'10 x 9'11 (3.61m x 3.02m)

The kitchen/breakfast room is a practical and bright space featuring white cabinetry with wooden worktops and colourful tiled splashbacks that add a cheerful touch. It is well-equipped with integrated appliances including a dishwasher and stainless steel oven, with a window overlooking the garden bringing in natural light. The kitchen leads through to the dining room, offering a convenient flow for family meals and entertaining. Integral door access into garage.

Conservatory

9'5 x 7' (2.87m x 2.13m)

Situated overlooking the pleasing landscaped rear garden with double-glazed French doors opening out.

Cloakroom/WC

With a low level WC.

First Floor

Landing area.

Bedroom 1

10'10 x 10'1 (3.30m x 3.07m)

A good double bedroom with picture window and fitted robes.

Bedroom 2

9'6 x 9'10 (2.90m x 3.00m)

Another good sized double bedroom with picture window.

Bedroom 3

10'2 x 9'9 (3.10m x 2.97m)

A double bedroom situated to the front with windows to front and side elevation.

Bedroom 4

8'11 x 5' (2.72m x 1.52m)

With double glazed window and gas central heating radiator.

Bathroom

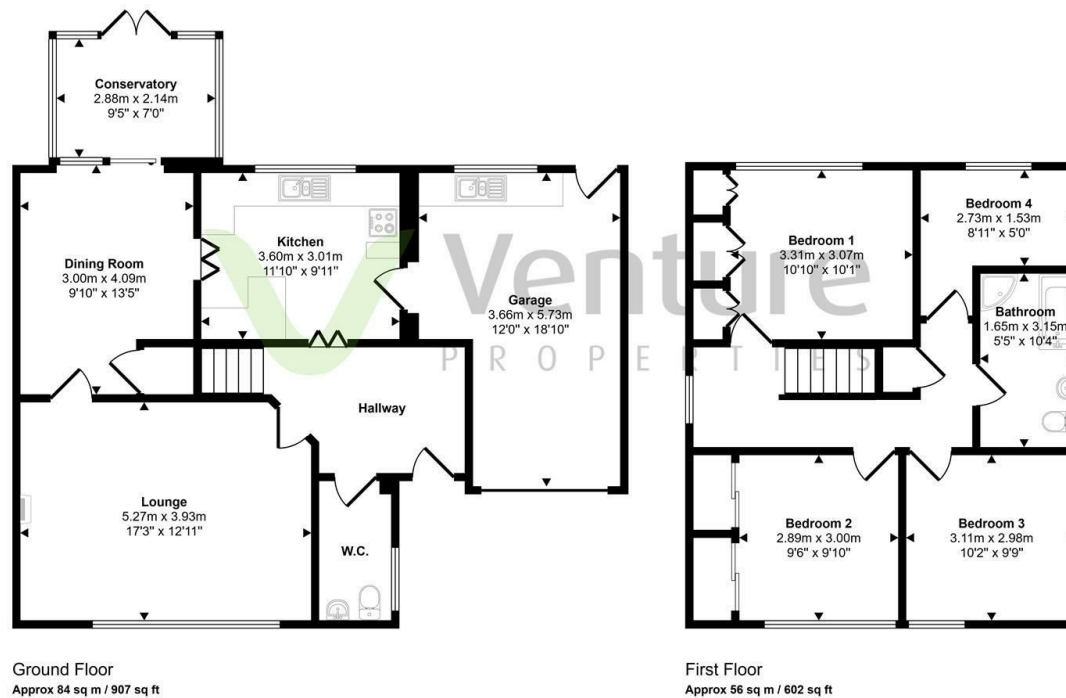
With a suite comprising panelled bath, shower set within a cubicle, low level WC and wash hand basin.

Outside

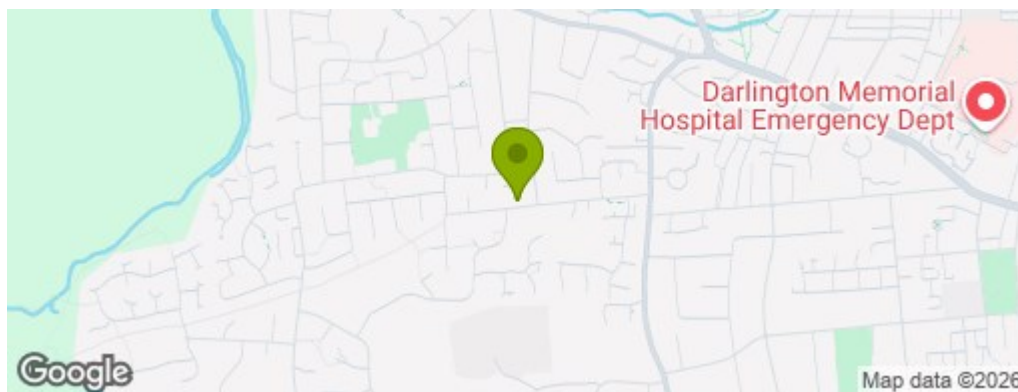
The front exterior reveals a traditional brick-built home with a driveway leading to an integral garage. The frontage is neat with shrubbery and flower beds adding colour, while the driveway provides space for off-road parking, contributing to the property's practical appeal.

The rear garden is a generous outdoor space combining lawn, mature plants and flower beds. A paved patio area connects to the conservatory, providing a lovely spot for outdoor seating. The garden offers privacy with fenced boundaries and includes greenhouse structures that reflect a practical area for gardening enthusiasts.

Approx Gross Internal Area
140 sq m / 1508 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com