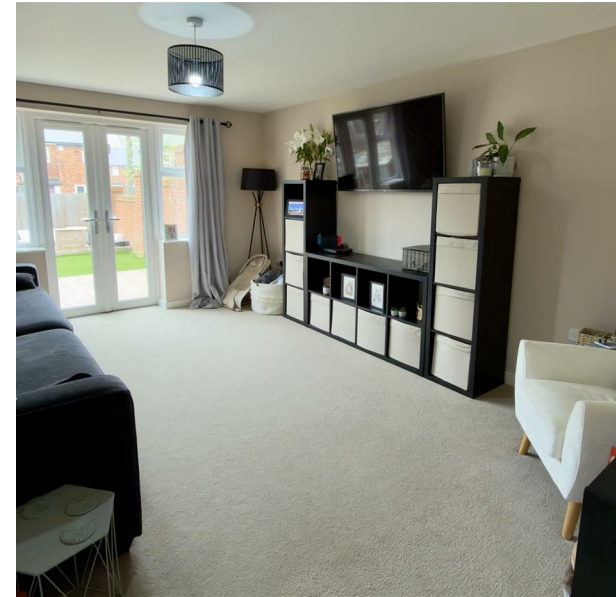


Water Lily Drive, Darlington, DL1 1LQ
Offers in the region of £240,000

estates⁴
'The Art of Property'



Water Lily Drive, Darlington, DL1 1LQ

Offers in the region of £240,000

Council Tax Band: D

Situated in a prime corner position at the end of a cul-de-sac on the Central Park development in the Houghton area, this beautifully presented home offers both space and versatility. The property is ideally located within easy reach of well-regarded local schools, the town centre, train station, and excellent transport links to the A1(M) & A66.

Built in 2014, the home has been beautifully maintained and thoughtfully improved by the current owners. A notable enhancement includes the 2025 garage conversion, creating a spacious and flexible room currently used as a home office, with potential to serve as a games room or even a ground floor bedroom in the future.

Upon entering, a welcoming hallway leads to a cosy and versatile dining room, currently utilised as a playroom/snug, offering additional living flexibility. The ground floor also benefits from a practical WC and a bright, airy kitchen/breakfast room, perfect for everyday family living. To the rear, a generously sized principal reception room provides an ideal space for relaxation and entertaining, featuring French doors that open onto an improved, low-maintenance rear garden.

The sense of space continues to the first floor, where there are four well-proportioned bedrooms. The impressive principal bedroom benefits from its own en-suite shower room, while the remaining three bedrooms are served by a stylish and contemporary family bathroom.

Externally, the property enjoys parking to the front and occupies a desirable corner position, enhancing

kerb appeal within this popular residential development. Early viewing is highly recommended to fully appreciate the space, condition, and location this superb home has to offer.

Please note:

Council tax Band - D

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

Estates 'The Art of Property'

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Disclaimer:

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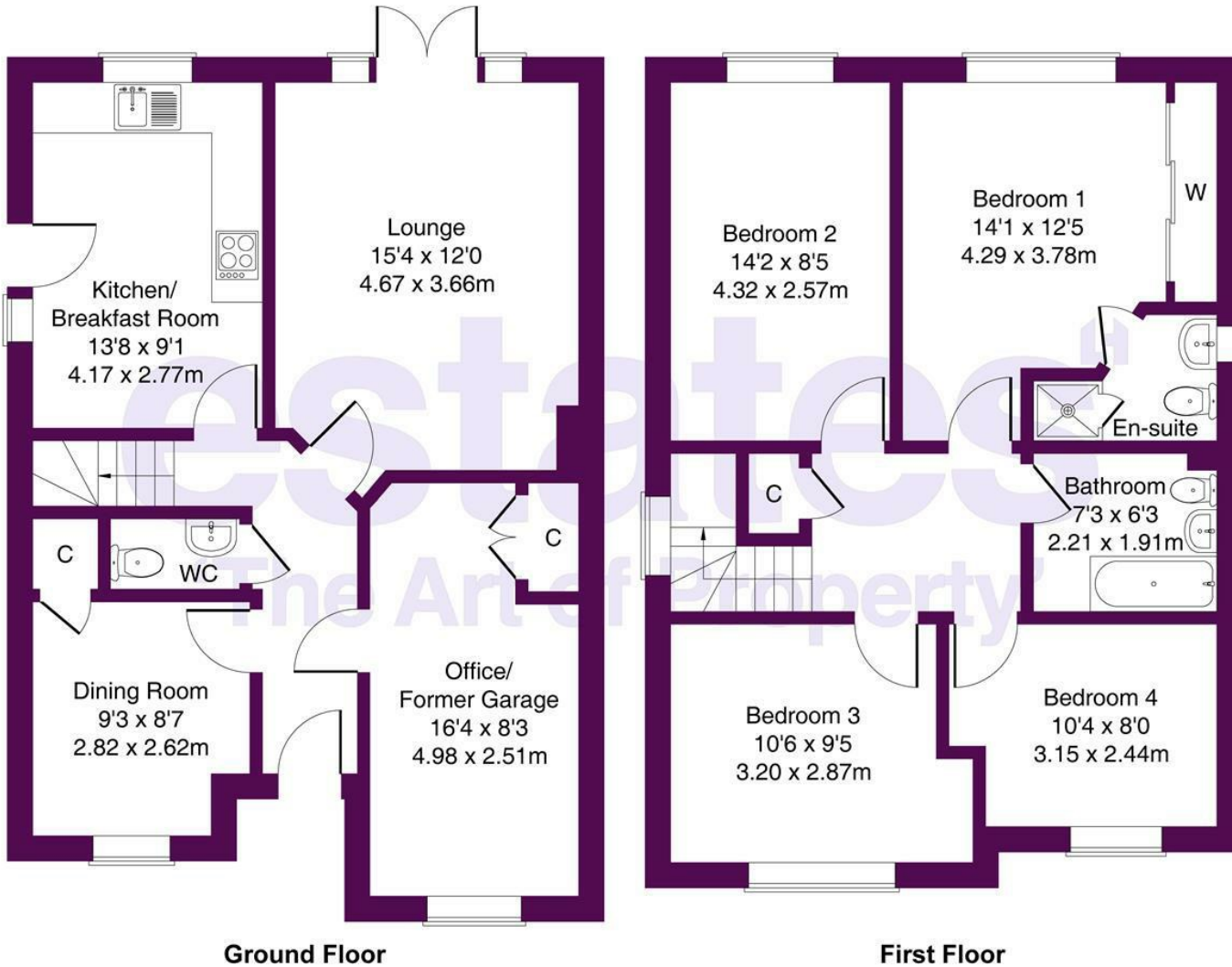


Water Lily Drive, Darlington, DL1 1LQ

Approximate Gross Internal Area: (1299 sq ft - 121 sq m.)

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Not to Scale. Produced by The Plan Portal 2026
 For Illustrative Purposes Only.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 78 | 82 |
| (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 | |