



23 SUTTON CLOSE, DARLINGTON, DL3 9XR

Offers In The Region Of £350,000

Occupying a very generous plot with generous gardens, driveway and larger than average garage. The property has undergone refurbishment and is in ready to move into order and available with no onward chain. This **TWO BEDROOMED** detached bungalow is positioned within a quiet cul-de-sac location in the sought after Mowden area of Darlington.

The well proportioned accommodation is light and bright with neutral decor and recarpeted. There is a



Externally the front of the property is open plan and laid to lawn with a block paved driveway for off street parking. This sits just in front of the garage (which measures 5.91m x 4.85m) and has an electric roller door, light and power and a water supply there is also a personnel door to the rear garden. The rear garden is enclosed by fencing and is mainly laid to lawn which is edged by borders. The garden catches a great deal of the summer sunshine and is quite private.

The property is warmed by gas central heating and is fully double glazed. Local shops, including a Co-op and postoffice and local pub/restaurant within walking distance and there are regular bus services and excellent transport links towards the town centre, A66 and A67.

TENURE: Freehold
COUNCIL TAX: C

RECEPTION HALLWAY

A composite entrance door opens into the reception hallway which leads to all of the accommodation and there is a handy built in storage cupboard.

LOUNGE
18'1" x 13'5" (5.53 x 4.09)

A generous reception room which is dual aspect with a bay window to the front aspect and sliding doors opening onto the rear garden. A feature fireplace adds a focal point with a gas fire to cast a cosy glow.

DINING ROOM
13'5" x 7'9" (4.09 x 2.37)

A separate dining room which leads to the kitchen and has full length picture window to the garden.

KITCHEN
9'11" x 8'5" (3.03 x 2.57)

Fitted with a range of light oak effect cabinets with complementing worksurfaces with stainless steel sink unit. The integrated appliances include an electric oven and gas hob. There is a plumbing for an automatic washing machine and a window to the side and a door opening to the garden.

BEDROOM ONE
12'9" x 12'2" (3.90 x 3.73)

The first of two double bedrooms with a bay window to the front aspect.

BEDROOM TWO
10'11" x 10'7" (3.34 x 3.23)

This double bedroom over looks the rear aspect.

WETROOM/WC

Fitted with a modern suite with a mainsfed waterfall shower, wall hung handbasin and WC. The room is fully tiled and has a window to the rear.

EXTERNALLY

Externally the front of the property is open plan and laid to lawn with a patterned concrete driveway for off street parking. This sits just in front of the garage (which measures 5.91m x 4.85m) and has an electric roller door, light and power and a water supply there is also a personnel door to the rear garden. The rear garden is enclosed by fencing and is mainly laid to lawn which is edged by borders. The garden catches a great deal of the summer sunshine and is quite private.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is made with respect to them.

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

