



Darrowby Drive

Darlington DL3 0GY

£199,950

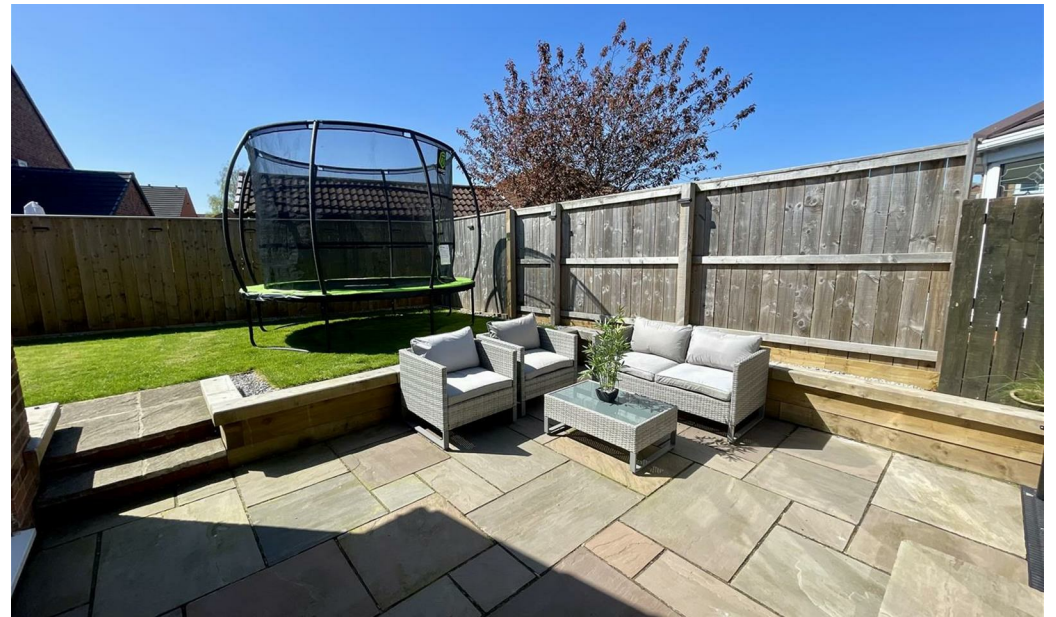




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- Three Bedroom Semi-Detached Property
 - Garage
 - Council Tax Band C
- Cockerton Location
 - Close to Amenities
 - EPC Rating D
- Off Street Parking
 - Within Walking Distance to Cockerton Village
 - Garden Room

Welcome to this stunning three-bedroom semi-detached house located on Darrowby Drive in the desirable Cockerton area of Darlington. This property is perfect for families or professionals seeking a comfortable and well-presented home.

As you enter, you will find a spacious reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The well-appointed kitchen provides ample space for culinary adventures with an open aspect to the dining area, leading through to a bright and airy garden room, makes for a perfect setting for family time.

The property boasts three generously sized bedrooms, each designed to provide a peaceful retreat at the end of the day. The bathroom is well-maintained and features modern fittings, ensuring convenience for all residents.

One of the standout features of this home is the off-street parking, which accommodates two vehicles, along with a garage for additional storage or secure parking. This is a significant advantage in a bustling area like Cockerton, where parking can often be a challenge.

The location itself is highly sought after, offering a blend of community spirit and accessibility. Residents can enjoy nearby amenities, including shops, schools, and parks, making it an ideal choice for families.

In summary, this semi-detached house on Darrowby Drive is a well-presented property that combines comfort, convenience, and a prime location. It is a wonderful opportunity for anyone looking to settle in the heart of Darlington. Do not miss the chance to make this delightful house your new home.

Entrance Hall
Upvc door to front, staircase to first floor landing and radiator.

Ground Floor Cloaks
Upvc double glazed window to front, w.c, wash hand basin and radiator.

Lounge
14'2 x 12'1 (4.32m x 3.68m)
Upvc double glazed window to front and radiator.

Kitchen/Diner
15'5 x 9'11 (4.70m x 3.02m)
Upvc double glazed window to rear, fitted with wall, base and drawer units including breakfast bar, electric hob and oven. Integrated fridge freezer, space for washing machine, under stairs storage cupboard and radiator. Open aspect to Garden room.

Garden Room
12'8 x 9'7 (3.86m x 2.92m)
Part wall, part Upvc double glazed with French doors to rear.

First Floor Landing
Storage cupboard.

Bedroom One
15'6 x 8'6 (4.72m x 2.59m)
Two Upvc double glazed windows to front, built in wardrobe and radiator.

Bedroom Two
9'3 x 9 (2.82m x 2.74m)
Upvc double glazed window to rear and radiator.

Bedroom Three
9 x 6 (2.74m x 1.83m)
Upvc double glazed window to rear and radiator.

Bathroom
Upvc double glazed obscure window to side, bath with shower over and screen, wash hand basin, w.c and heated towel rail.

Externally
To the front there is off street parking and an EV Charger in place for vehicles.
To the rear the enclosed garden has both lawn and patio areas with access to a single garage.

Tenure
Freehold

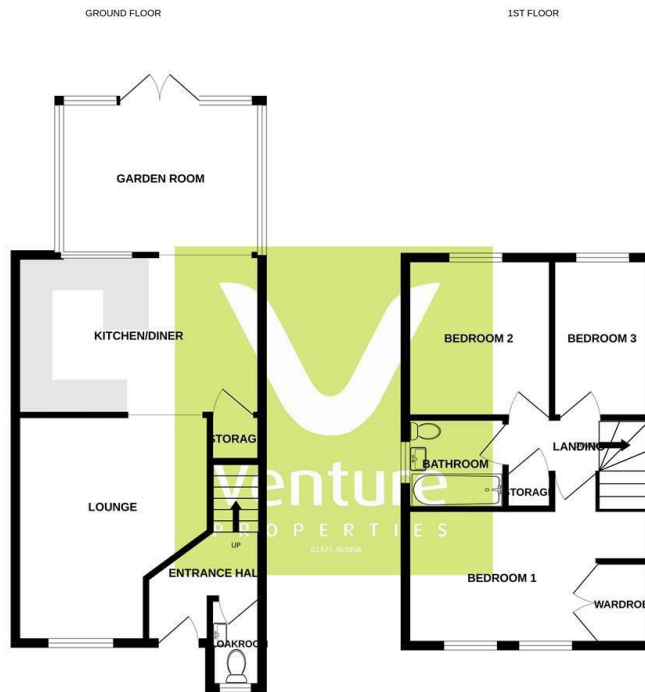
Property Details
Local Authority: Darlington
Council Tax Band: C

Annual Price: £2,217
Conservation Area No
Flood Risk Very low
Floor Area 742 ft 2 / 69 m 2
Plot size 0.05 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband

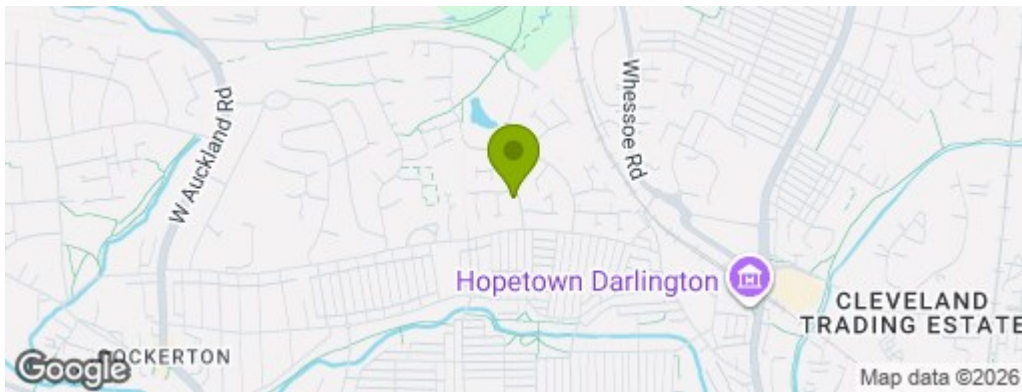
Basic
16 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, 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 not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Property Information

01325 363858

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