

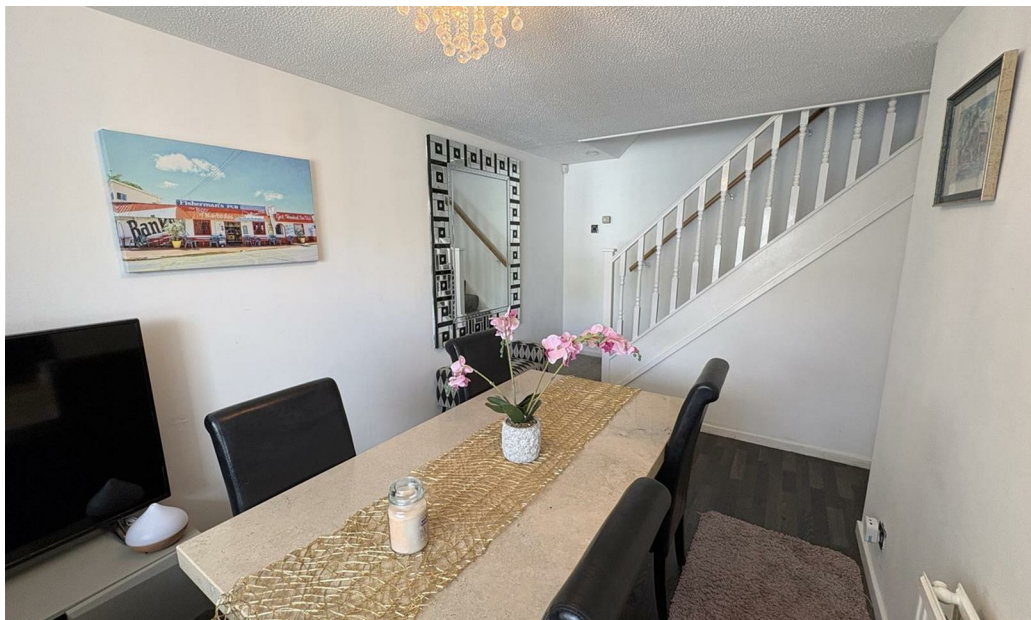


Rivergarth

Darlington DL1 3SE

£285,000





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Rivergarth

Darlington DL1 3SE



- Four Bedroom Detached Property
- Conservatory
- Four Well Sized Bedrooms

- Whinfield Area of Darlington
- External Garage/Office Space
- Council Tax Band D

- High Specification Kitchen
- External Garden Room/Bar
- EPC Rating D

Welcome to Rivergarth in the Whinfield area of Darlington, this splendid detached house offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this property is ideal for families seeking space and tranquillity. The well-presented interior boasts three inviting reception rooms, providing ample space for relaxation and entertaining guests.

At the heart of the home lies a high specification kitchen, designed to meet the needs of any culinary enthusiast. This stylish kitchen seamlessly opens into a delightful conservatory, creating an open aspect that floods the area with natural light and offers a lovely view of the garden.

With an external office space located in the garage and adjacent garden room which is currently being utilised as a home bar, presents an excellent added feature for those who work from home or require a quiet area for study. The outdoor garden is equally impressive, offering a well-maintained area that invites you to enjoy the fresh air and the beauty of nature. To the front there is off street parking on a block paved driveway.

This property in Rivergarth is not just a house; it is a home that promises comfort, style, and a wonderful lifestyle. With its thoughtful design and high-quality finishes, it is sure to appeal to discerning buyers looking for a place to create lasting memories. Do not miss the opportunity to make this exceptional property your own.

Entrance Hall

Composite door to front and radiator.

Lounge

Upvc double glazed window to side, storage cupboard, laminate flooring and radiator.

Dining Room

Upvc double glazed window to side, space for a table and chairs, laminate flooring and radiator.

Ground Floor Cloaks

Upvc double glazed obscure window to front, low level w.c, wash hand basin and heated towel rail.

Kitchen/Diner

With high gloss, wall, base and drawer units complimented by granite worktops. Breakfast island with integrated steel sink with mixer tap and spray. Integrated electric hob with extractor over, eye level double oven and integrated American style fridge freezer, along with washing machine and tumble dryer. Under counter LED neon lighting, laminate floor, radiator and open access to Conservatory area with additional door to side leading to rear garden.

Conservatory

Half wall, half Upvc with French doors to side leading to the rear garden and apex solid roof. Laminate flooring.

First Floor Landing

Bedroom One

Upvc double glazed window to side, fitted wardrobes with overhead storage and radiator.

Bedroom Two

Upvc double glazed window to side and radiator.

Bedroom Three

Upvc double glazed window to side and radiator.

Bedroom Four

Upvc double glazed window to side and radiator.

Shower Room

Upvc double glazed obscure window to front, walk in shower cubicle, low level w.c, wash hand basin in vanity and heated towel rail.

Externally

To the front there is a driveway providing off street parking and gated access to the rear.

To the rear you will find an enclosed split level, south facing garden mainly laid to lawn with well stocked borders and patio area. Access to the garage and garden room/bar.

Garage/Garden Room

The garden room is currently utilised as a bar with access to the garage which also serves as an office space.

Tenure

Freehold

Property Details

Local Authority
Darlington
Council Tax
Band:
D
Annual Price:
£2,494
Conservation Area
N
Flood Risk
Very low
Floor Area
1,280 ft 2 / 119 m 2
Plot size
0.07 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

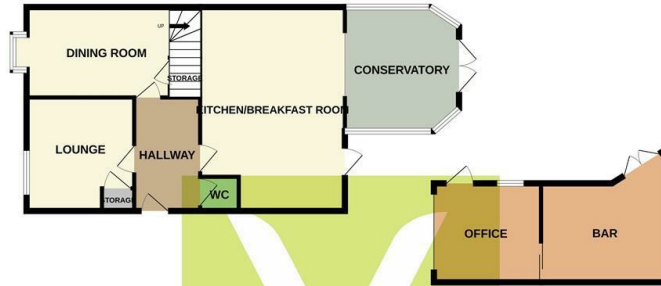
Basic
5 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

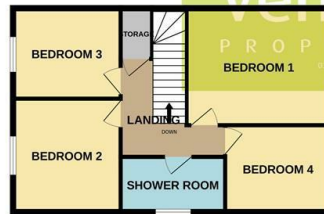
Note

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.

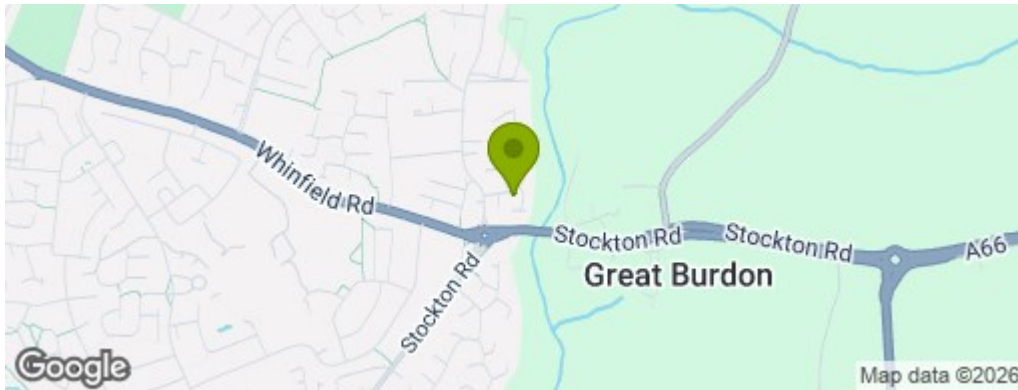
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should 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. Made with Ventoro 02026



Property Information

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