



34 Kielder Drive, Darlington

Asking Price £170,000

Welcome to this charming house located on Kielder Drive in the delightful town of Darlington. This property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The well-proportioned living areas are perfect for family gatherings or quiet evenings at home.

The house features three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Additionally, there is a well-appointed bathroom that caters to the needs of the household. The property is ideal for families or professionals seeking a comfortable home in a friendly neighbourhood.

Situated in Darlington, this house benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making it convenient for commuting to nearby towns and cities.

This property presents a wonderful opportunity for those looking to settle in a welcoming community. With its generous living space and prime location, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.



34 Kielder Drive, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A fantastic opportunity has arisen to acquire a beautifully presented three bedroom semi detached residence occupying a most pleasing position on Kielder Drive within the highly desirable Haughton area of Darlington

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band B

We welcome viewings at the earliest opportunity to avoid disappointment

Location

Kielder Avenue occupies a most pleasing position in the popular Haughton area of Darlington, within close proximity to a number of first class local schools. There is a good local bus service into Darlington Town centre where you will find a superb range of amenities including shops, boutiques, restaurants, bars and leisure facilities. For the commuter there are good through routes to both the A66 and A1(M) with both Teesside international airport and Darlington's East coast mainline railway station also easily accessible.

Entrance Hallway

The property is entered through a composite door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator and is tastefully decorated in neutral tones.

Living Room

11'2" x 14'11"

The living room is situated to the front elevation of the property. Warmed by two central heating radiators, tastefully decorated in neutral tones, incorporating a feature wall and benefiting from double glazed patio doors which lead into the conservatory.

Conservatory

13'0" x 10'9"

The delightful conservatory offers fine views overlooking the rear garden. Warmed by an electric heater and benefiting from laminated flooring and an air conditioning unit. French doors lead out to the rear garden.

Kitchen

11'6" x 8'1"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen benefits from engineered wood flooring, an integrated electric oven with a gas hob and over head extractor hood,

plumbing for an automatic washing machine, a slimline dishwasher and a UPVC double glazed window to the rear elevation of the property. A composite door leads out to the rear garden. The kitchen is open plan with the dining room.

Dining Room

11'3" x 7'10"

With a UPVC double glazed window overlooking the front elevation of the property the dining room is warmed by two central heating radiators, is tastefully decorated in neutral tones and benefits from engineered wood flooring and a cupboard providing useful storage.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

11'6" x 12'9"

A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated and benefiting from a UPVC double glazed window and built in wardrobes providing useful storage.

Bedroom Two

8'1" x 11'3"

A further double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front elevation of the property.

Bedroom Three

8'2" x 7'9"

With pleasant views overlooking the rear garden a further bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window.

Bathroom

10'11" x 5'4"

The stunning bathroom is warmed by a towel radiator, has a tiled floor and walls, a UPVC double glazed window with privacy glass and is fitted with a modern suite comprising of a panelled bath, a walk in shower cubicle with shower, a wash hand basin inset on to a vanity unit and a low level WC.

Externally

Externally to the front of the property there is a driveway providing off road car parking, a garden which is laid to lawn and a single garage. To the rear of the property there is a gravelled garden which has been designed for low maintenance and a raised paved patio area which is ideal for outdoor entertaining.

