



33 SUNDEW COURT, DARLINGTON, DL1 1AW

Offers In The Region Of £205,000

Occupying a pleasant position within a quiet cul-de-sac, this beautifully presented three-bedroom semi-detached residence offers stylish, ready-to-move-into accommodation over three floors in a highly convenient central Darlington location, ideal for access to a wide range of amenities, excellent transport links and schooling.

The property has been thoughtfully upgraded and exceptionally well maintained by the current owners, creating a modern and welcoming family home. Upon entering, a tastefully decorated Hallway provides access to the Kitchen/Diner, Cloaks/wc and staircase to the first floor. The Kitchen/Diner is a generous space with a range of units and integrated appliances, as well as space for a dining table, accessed through the Kitchen/Diner is the Lounge, a large room with french doors opening into the stunning south facing rear garden. complemented by contemporary finishes throughout.

To the first floor are two well-proportioned bedrooms, and the family bathroom/wc fitted with a white suite.

The second floor is entirely the principal bedrooms suite with fitted wardrobes and en suite facilities including walk-in shower, wc and handbasin.



WC
5'01 x 3'02 (1.55m x 0.97m)

LOUNGE
14'08 x 11'08 (4.47m x 3.56m)

KITCHEN/DINER
13'11 x 11'06 (4.24m x 3.51m)

BEDROOM
14'08 x 9'5 (4.47m x 2.87m)

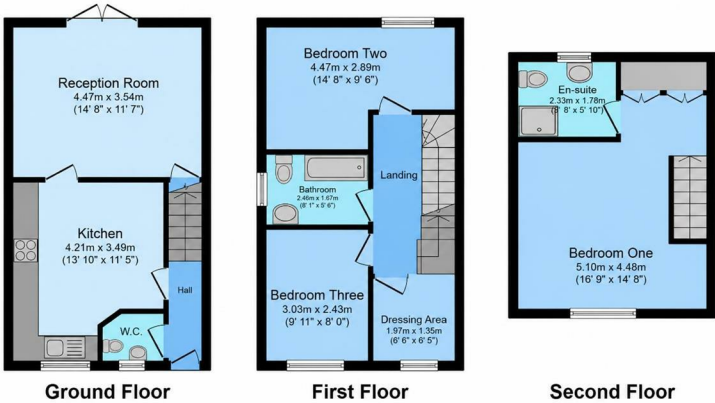
BATHROOM
8'2 x 5'5 (2.49m x 1.65m)

BEDROOM
8'00 x 9'11 (2.44m x 3.02m)

OFFICE/STUDY
6'01 x 6'6 (1.85m x 1.98m)

PRINCIPAL BEDROOM SUITE
17'00 x 14'08 (5.18m x 4.47m)

EN SUITE
8'00 x 5'09 (2.44m x 1.75m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	95
(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.

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