



*Ann Cordey*  
ESTATE AGENTS

32 Edgecombe Drive, Darlington, DL3 9DQ  
Offers In The Region Of £275,000





## 32 Edgcombe Drive, Darlington, DL3 9DQ

This immaculately presented and significantly improved three-bedroom detached home is located in the highly sought-after Mowden area of Darlington. Set on a generous plot having a west facing garden, the property offers off-street parking, a garage, and beautifully maintained interiors that have been modernised and tastefully decorated throughout.

The accommodation includes an inviting entrance hallway, a spacious lounge featuring an attractive fireplace, and a separate dining room ideal for family meals or entertaining. The re-fitted kitchen offers a stylish range of units and leads through to a utility room and a convenient ground-floor shower room with W.C.

To the first floor, there are three well-proportioned bedrooms, two of which are generous doubles. The family bathroom features an L-shaped bath with overhead shower, and there is the added benefit of a separate W.C.

Situated on Edgcombe Drive, the property enjoys a superb position within the heart of Mowden. It is just a short walk from the Mowden Shops. A wider range of shops and services can be found in Darlington town centre, only a short drive away.

Families will appreciate the property's close proximity to excellent local schools, including Mowden Infant and Junior Schools, Hummersknott Academy, and Carmel College. For commuters, the location provides easy access to the A1(M) and A66, while Darlington's East Coast Main Line railway station offers direct routes to Newcastle, York, and London King's Cross in approximately two and a half hours. International travel is also convenient via Newcastle and Teesside Airport.

### LOUNGE

10'2" x 15'11" (3.10m x 4.85m)

### DINING ROOM

8'10" x 10'2" (2.69m x 3.10m)

### KITCHEN

11'1" x 7'10" (3.38m x 2.39m)

### UTILITY ROOM

7'3" x 11'1" (2.21m x 3.38m)

### BEDROOM ONE

13'3" x 11'7" (4.04m x 3.53m)

### BEDROOM TWO

11'6" x 9'10" (3.51m x 3.00m)

### BEDROOM THREE

6'9" x 8'9" (2.06m x 2.67m)

### BATHROOM

6'9" x 5'6" (2.06m x 1.68m)





GROUND FLOOR

1ST FLOOR



Where energy ratings have been made to assess the quality of the property, the following table shows the energy efficiency of the property. The energy efficiency of the property is measured on a scale from A (most efficient) to G (least efficient). The energy efficiency of the property is measured on a scale from A (most efficient) to G (least efficient). The energy efficiency of the property is measured on a scale from A (most efficient) to G (least efficient).

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



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