



31 MERRYBENT DRIVE, MERRYBENT, DARLINGTON, DL2 2JZ

Offers In The Region Of £200,000

Located within this exclusive and highly sought-after development on the outskirts of Darlington, this deceptively spacious home is ideally positioned for commuters travelling to both Darlington and Barnard Castle.

The property welcomes you via a spacious entrance hallway with stairs leading to the first floor and a convenient cloakroom/WC. The kitchen is fitted with a range of modern units incorporating integrated cooking appliances. There is also a living room with French doors providing access to the rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor there are three well-proportioned bedrooms, including one with en-suite facilities, together with a family bathroom/WC. The second floor



KITCHEN
10'04 x 8'11 (3.15m x 2.72m)

WC
6'1 x 3'02 (1.85m x 0.97m)

LOUNGE
16'5 x 15'4 (5.00m x 4.67m)

BEDROOM
9'6 x 8'6 (2.90m x 2.59m)

BEDROOM
9'3 x 7'0 (2.82m x 2.13m)

BATHROOM
6'9 x 6'2 (2.06m x 1.88m)

BEDROOM
10'00 x 9'5 (3.05m x 2.87m)

EN SUITE
6'3 x 5'6 (1.91m x 1.68m)

MASTER BEDROOM
13'09 x 9'8 (4.19m x 2.95m)

EN SUITE
4'4 x 9'2 (1.32m x 2.79m)

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 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual spaces, rooms and areas given herein are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. prospective purchaser. The services, systems and appliances shown have not been tested and not guaranteed as to their operation or efficiency save the green.

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