



Kielder Drive, DL1 2BD
4 Bed - House - Detached
£250,000

EPC Rating: D
Tenure: Freehold
Council Tax Band: D



Kielder Drive Darlington DL1 2BD

*** IDEAL FAMILY HOME ***

*** NEW COMBI BOILER INSTALLED IN 2024 ***

Brought to the market, this four bedroom detached property is located in the popular Haughton/Springfield area of Darlington, within easy reach of many amenities including popular schools and retail parks.

The property briefly comprises of; Entrance Hall, Downstairs WC, Open-Plan Living / Dining Room with Patio Doors to the Rear Garden, and a Fitted Kitchen with Internal Access to the Garage.

The First Floor provides a spacious Landing, Generous Sized Master Bedroom to the Front with Walk-In Dressing Room, Three Further Double Bedrooms and a Modern Family Bathroom.

Externally, the property has a well maintained lawn and double width tarmac driveway, with side access to the rear Landscaped Garden.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.











GROUND FLOOR

Entrance Hall

8'9" x 15'11" (2.69m x 4.86m)

Downstairs WC

5'3" x 4'5" (1.61m x 1.36m)

Open-Plan Living / Dining Room

11'3" x 19'9" (3.43m x 6.04m)

Kitchen

8'9" x 12'9" (2.67m x 3.89m)

FIRST FLOOR

Landing

5'11" x 6'7" (1.82m x 2.02m)

Bedroom 1

11'5" x 10'5" (3.48m x 3.20m)

Walk-In Wardrobe

2'9" x 7'3" (0.86m x 2.21m)

Bedroom 2

11'2" x 9'1" (3.41m x 2.78m)

Bedroom 3

8'11" x 10'5" (2.73m x 3.20m)

Bedroom 4

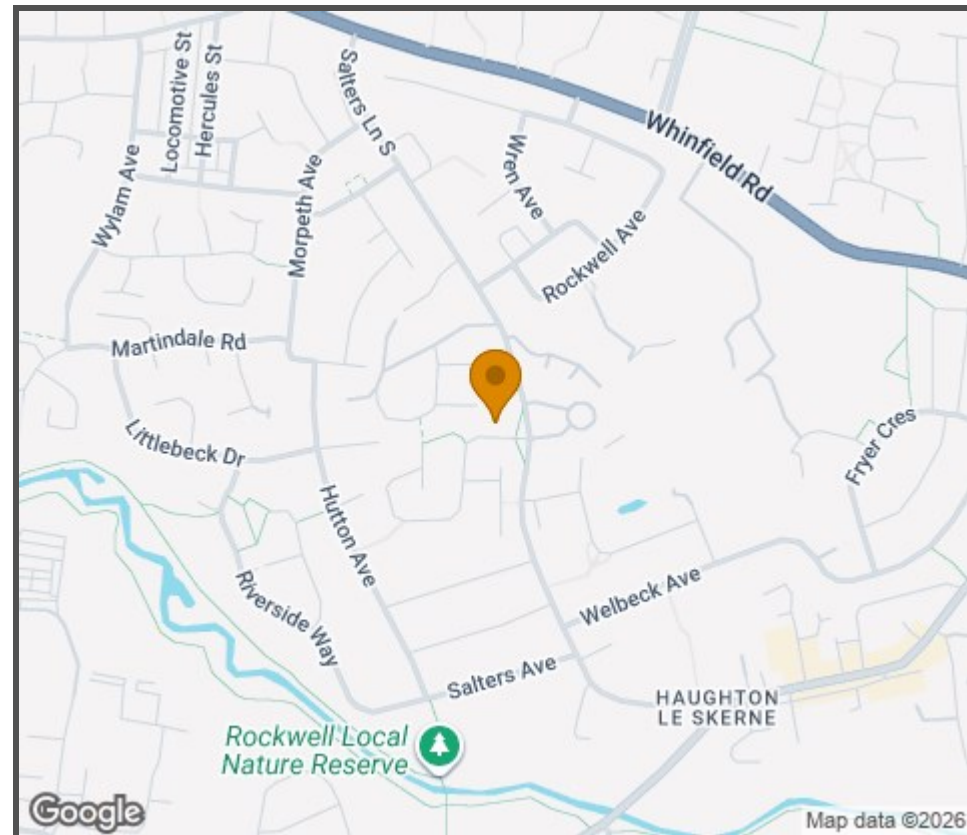
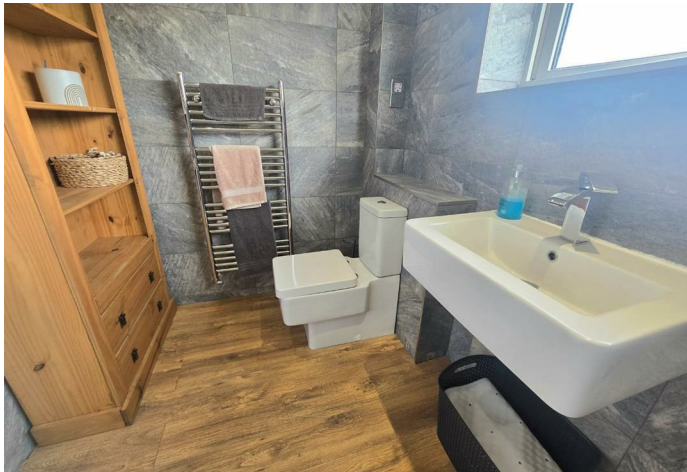
9'0" x 9'1" (2.75m x 2.78m)

Family Bathroom

9'3" x 5'8" (2.82m x 1.74m)

SINGLE INTEGRAL GARAGE

9'6" x 16'5" (2.90m x 5.01m)







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1242 ft²
115.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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	

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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