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28 CLARENCE DRIVE, DARLINGTON, DL3 9XU

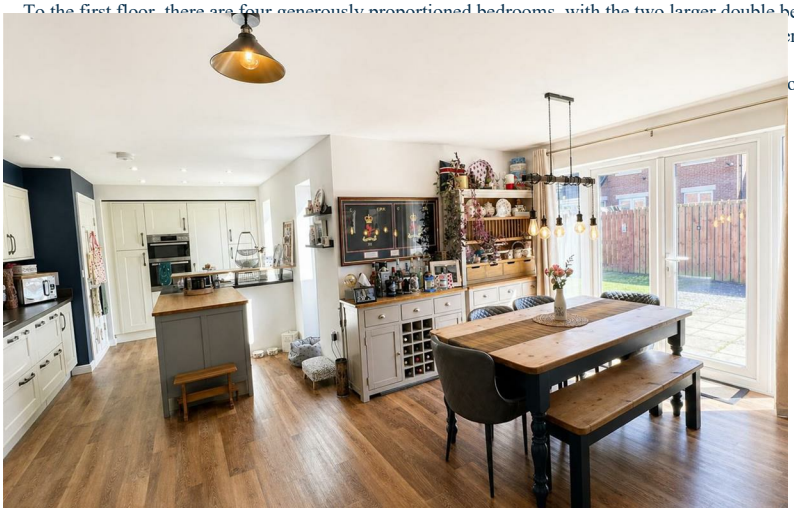
£425,000

Situated within the highly desirable Mowden area of Darlington, this beautifully presented four bedroom detached family home occupies a generous plot within a popular residential development, conveniently located within walking distance of local amenities and well-regarded schools.

Externally, the property benefits from attractive front gardens alongside a double driveway providing ample off-street parking and access to a integral double garage. To the rear, the home enjoys an enclosed south facing garden and is predominantly laid to lawn with patio seating areas, creating an ideal space for outdoor entertaining and family living.

Internally, the accommodation briefly comprises a welcoming entrance hallway, ground floor WC, and a spacious lounge with window to the front aspect, To the rear of the property is an impressive open-plan kitchen, dining, living space set across the full width of the property, perfectly designed for modern living and entertaining. This space does also incorporate a play room/snug.

To the first floor, there are four generously proportioned bedrooms, with the two larger double bedrooms benefiting from en-suite facilities. There is also a contemporary family bathroom





LOUNGE
16'7 x 11'1 (5.05m x 3.38m)

PLAY ROOM
10'6 x 9'10 (3.20m x 3.00m)

KITCHEN/DINING
23'07 x 16'01 (7.19m x 4.90m)

DOUBLE GARAGE
17'11 x 17'2 (5.46m x 5.23m)

BEDROOM ONE
18'03 x 9'10 (5.56m x 3.00m)

EN SUITE
7'7 x 6'2 (2.31m x 1.88m)

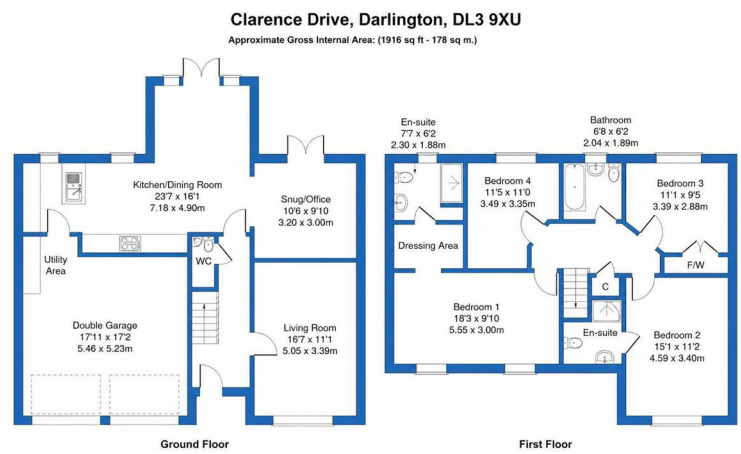
BEDROOM TWO
15'2 x 11'2 (4.62m x 3.40m)

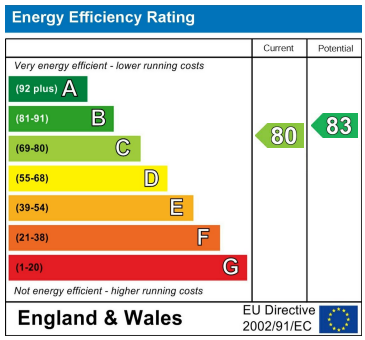
EN SUITE

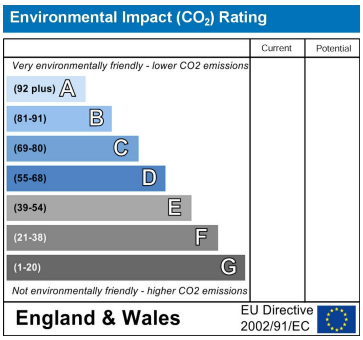
BEDROOM THREE
11'1 x 9'5 (3.38m x 2.87m)

BEDROOM FOUR
11'5 x 11'00 (3.48m x 3.35m)

BATHROOM
6'8 x 6'2 (2.03m x 1.88m)







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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The Property Ombudsman