



**Water Lily Drive, Darlington, DL1 1LQ**  
**4 Bed - House - Detached**  
**£225,000**

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



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Water Lily Drive, DL1 1LQ

\*\*\* IDEAL FAMILY HOME \*\*\*

\*\*\* THREE RECEPTION ROOMS \*\*\*

For sale, this lovely four bedroom detached family home, situated within a quiet cul-de-sac, within the sought after area of Haughton, Darlington. Located close to local amenities, schools and onward travel, making this a perfect home for a family.

The property briefly comprises of; Entrance Hall, Living Room, Two Reception Rooms, (One Reception formed as the previous Garage), Downstairs WC and a Kitchen / Diner.

The first floor provides an Landing, Four Good Sized Bedrooms, (Master with Built-In Wardrobes and an En-Suite Shower Room) and a Family Bathroom.

Externally, the property provides a landscaped rear garden benefitting from a mixture of artificial grass, patio and decking, whilst the front provides ample of off-street parking.

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



## GROUND FLOOR

Entrance Hall  
14'10" x 3'2"

Living Room  
15'5" x 11'11"

Reception Room  
9'5" x 8'9"

Reception Room  
16'6" x 8'5"

Downstairs WC  
3'3" x 4'9"

Kitchen / Diner  
13'11" x 9'2"

## FIRST FLOOR

Landing  
6'4" x 7'10"

Bedroom 1  
14'2" x 10'8"

En-Suite  
4'10" x 4'6"

Bedroom 2  
14'2" x 8'7"

Bedroom 3  
9'4" x 10'7"

Bedroom 4  
8'0" x 10'5"

Family Bathroom  
6'5" x 7'3"







Ground Floor



Floor 1



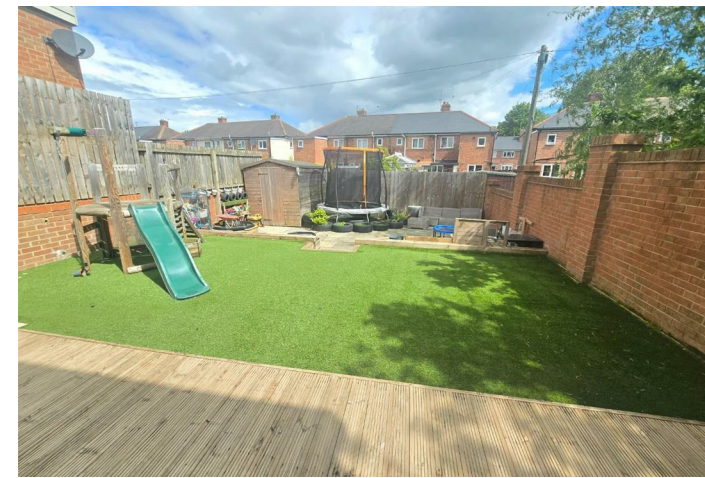
Approximate total area<sup>(1)</sup>

1240 ft<sup>2</sup>  
115.2 m<sup>2</sup>

(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			
		78	82
England & Wales		EU Directive 2002/91/EC	

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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