

Lawsons Court

Darlington DL2 2LX

£285,000

Venture PROPERTIES









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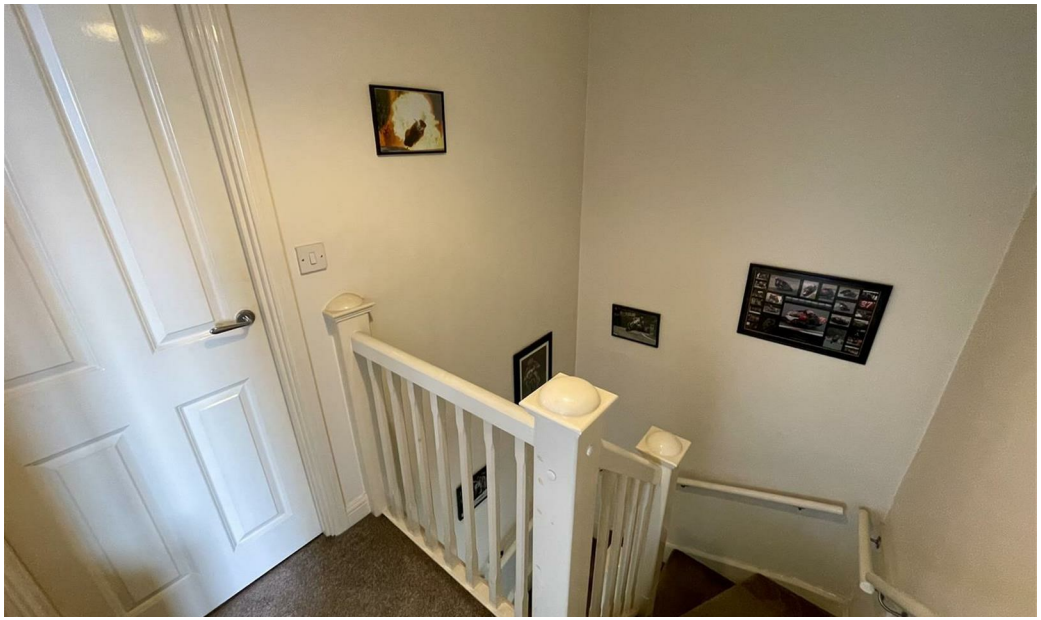


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- Four Bedrooms
- Private Sunny Garden
- 6 solar panels newly installed
- Open Plan Living
- Council Tax Band D
- Single Detached Garage
- EPC Rating D

Welcome to this charming house located in the desirable area of Lawsons Court, High Coniscliffe, Darlington. This delightful property boasts four spacious bedrooms, making it an ideal family home. The large master bedroom features an en-suite bathroom, providing a private retreat for relaxation.

*****6 Newly installed solar panels to be included in sale ******

The ground floor offers an inviting open-plan living space, perfect for both entertaining guests and enjoying family time. With well-proportioned reception rooms, there is ample room for everyone to unwind. The sunny gardens surrounding the property create a lovely outdoor space for children to play or for hosting summer gatherings.

For your convenience, the property includes parking, along with a single detached garage equipped with an electric roller shutter, ensuring secure storage for your car or additional belongings.

Also the benefit of the log burner in the kitchen/diner/sitting room, modern electric heaters and under floor heating.

With two bathrooms and three toilets in total, morning routines will be a breeze, accommodating the needs of a busy household. This home combines comfort and practicality, making it a wonderful choice for those seeking a blend of modern living and traditional charm.

Situated in a peaceful neighbourhood, this property is not only a beautiful home but also a fantastic opportunity to enjoy the best of High Coniscliffe. Do not miss the chance to make this lovely house your new home.

Entrance Hallway

Downstairs Cloakroom/Utility

Open Plan Kitchen/Diner/Sitting Room
20'4 x 15'3 (max) (6.20m x 4.65m (max))

Lounge
13 x 10'11 (3.96m x 3.33m)

First Floor

Bedroom Two
11'8 x 9'1 (3.56m x 2.77m)

Bedroom Three
11'4 x 10'2 (3.45m x 3.10m)

Bedroom Four

Family Bathroom

Second Floor

Bedroom One
16'5 x 11'4 (5.00m x 3.45m)

En-Suite

Externally

Tenure
Freehold

Property Details
Local Authority
Darlington
Council Tax
Band:
D
Annual Price:
£2,494
Conservation Area
No
Flood Risk
Very low
Floor Area
1,463 ft 2 / 136 m 2

Plot size
0.05 acres
Mobile coverage

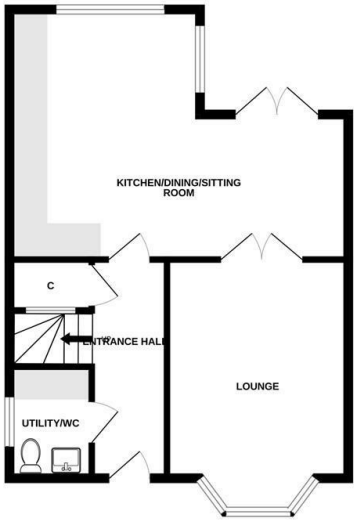
EE
Vodafone
Three
O2
Broadband

Basic
6 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

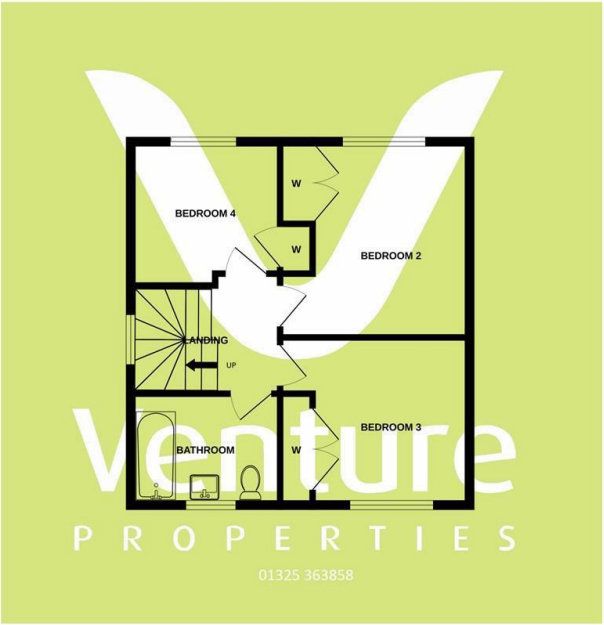
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Sky

Note
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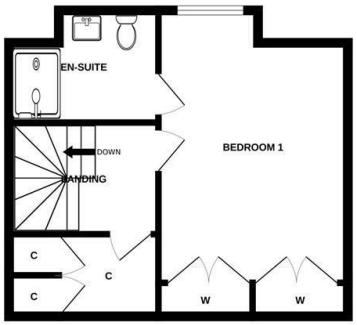
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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