



**Merrybent Drive**

Darlington DL2 2JZ

Offers In The Region Of £300,000





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# Merrybent Drive

Darlington DL2 2JZ



- Five Bedroom Three Storey Town House
- Stunningly Presented Throughout
- Council Tax Band F

- Four Bathrooms and Ground Floor Cloakroom
- Sought After Village Location in Merrybent
- EPC Rating C

- The Ultimate Family Home
- Ample Off Street Parking & Garage
- Gardens to Front and Rear

Welcome to Merrybent Drive, this impressive terraced townhouse offers the perfect blend of space and comfort, ideal for family living. With three storeys, the property boasts an expansive layout featuring five well-proportioned bedrooms, including a delightful dressing room to the main bedroom, providing a touch of luxury and convenience. Four bathrooms ensure ample facilities for a busy household, with a convenient ground floor cloakroom for guests.

Designed with practicality in mind, featuring two inviting reception rooms and a versatile kitchen/breakfast room, makes for a warm and welcoming atmosphere for both relaxation and entertaining.

For those with multiple vehicles, the property offers ample off-street parking along with a garage. Having gardens to both the front and rear, provides lovely outdoor spaces for children to play or for hosting summer gatherings.

This delightful home on Merrybent Drive is not just a property, it is a wonderful opportunity for anyone seeking a spacious and versatile living environment in a sought after village in the heart of Darlington. With its generous accommodation and thoughtful design, this townhouse is sure to appeal to families and professionals alike. With lots to offer, this property will not be around for long. Contact our office today to arrange a highly recommended viewing.

## Entrance Hall

Composite door to front, staircase to first floor landing with storage under. Karndean flooring, access to garage and radiator.

## Lounge

179 x 103 (5.41m x 3.12m)

Two Upvc double glazed windows to front, double doors to dining room and radiator.

## Dining Room

153 x 104 (4.65m x 3.15m)

Upvc double glazed, double doors to rear, coving to ceiling, laminate flooring and radiator.

## Kitchen/Breakfast Room

153 x 104 (4.65m x 3.15m)

Upvc double glazed window and door to rear, fitted with Cream wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob and oven with extractor over. Integrated washing machine, dishwasher and fridge freezer. Spotlights to ceiling, part tiled walls and tiled floor. Radiator.

## Ground Floor Cloaks

## First Floor Landing

## Bedroom Two

129 x 85 (3.89m x 2.57m)

Upvc double glazed window to front, coving to ceiling and radiator. Access to Jack & Jill style shower room.

## Jack & Jill Shower Room

With shower cubicle, wash hand basin, ow level w.c and radiator.

## Bedroom Three

115 x 102 (3.48m x 3.10m)

Upvc double glazed window to front and radiator.

## Bedroom Four

89 x 87 (2.67m x 2.62m)

Upvc double glazed window to rear and radiator. Access to Jack & Jill style shower room.

## Bedroom Five

164 x 105 (4.98m x 3.18m)

Velux window to rear and radiator.

## Family Bathroom

Upvc double glazed obscure window to rear, panelled bath, wash hand basin, low level w.c and radiator.

## Second Floor Landing

## Bedroom One

1411 x 105 (4.55m x 3.18m)

Velux windows to front and rear with radiator.

## En-Suite

Upvc double glazed obscure window to front, shower cubicle, wash hand basin in vanity and low level w.c. Radiator.

## Study/Dressing Room

Velux window to front, double storage cupboard housing hot water tank and radiator.

## Bathroom

Shower cubicle, wash hand basin, low level w.c and radiator.

## Externally

To the front is an adequate driveway which would accommodate off street parking for multiple vehicles along with gated access to the rear garden.

To the rear the enclosed, landscaped garden offers a large lawn area, paved patio with gravel detail and raised well stocked beds. There is also access to a water tap and electricity point.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: F

Annual Price: £3,602

Conservation Area: Nb

Flood Risk: Very low

Floor Area: 1,765 ft<sup>2</sup> / 164 m<sup>2</sup>

Plot size: 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

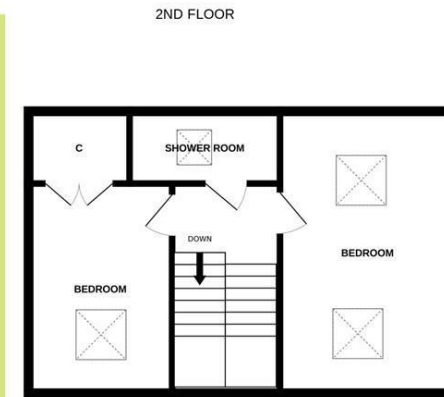
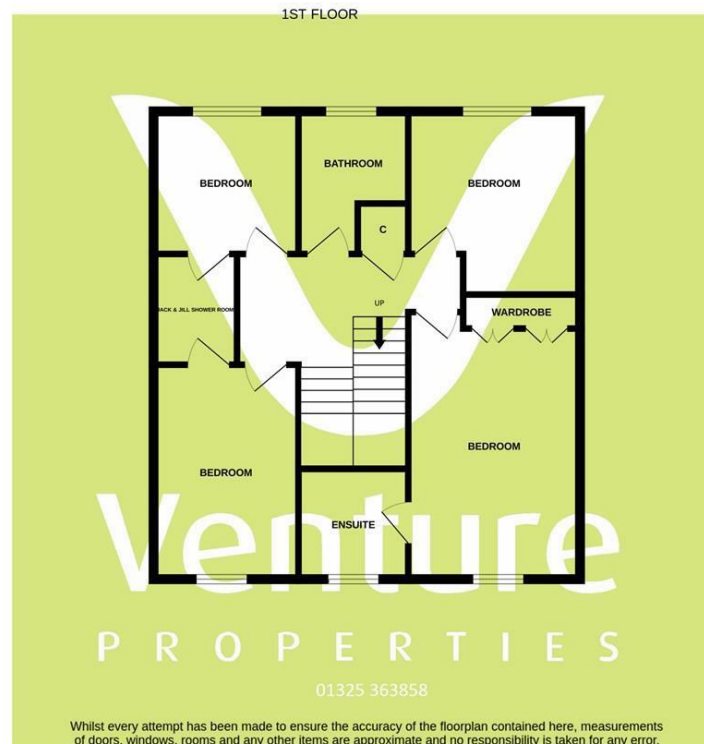
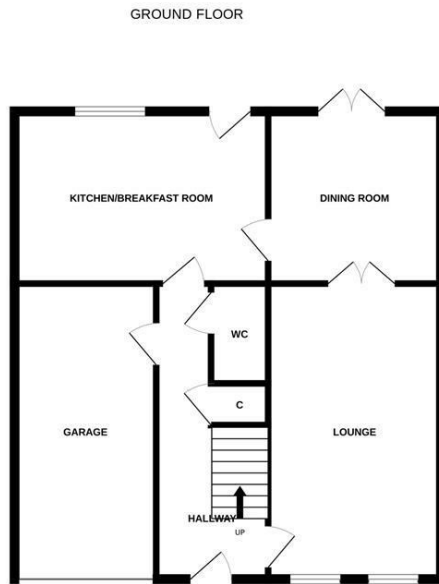
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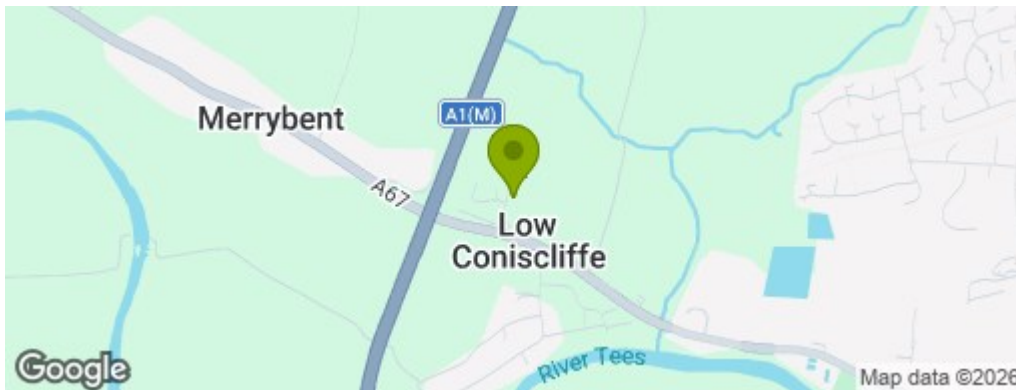
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## Note

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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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