



4 LARCH COURT, DARLINGTON, DL1 4TD

Offers In The Region Of £185,000

This THREE BEDROOMED detached property is situated in the Eastbourne area of Darlington, within a quiet cul-de-sac. This property makes for a good family home having three double bedrooms, master bedroom with En-suite and a downstairs cloaks/WC, also having the benefit of off street parking and a garage.



Competitively priced, and positioned within a popular area which has ease of access to local schools, shops and amenities. Excellent transport links and bus routes. The property also has the advantage of sitting at the head of a cul-de-sac and over looks a nature reserve to the front beyond fencing.

Warmed by gas central heating and fully double glazed.

RECEPTION HALLWAY

Having a upvc window to the side aspect.

LOUNGE

10'07 x 13'08 (3.23m x 4.17m)

A well proportioned lounge with a upvc window to the front aspect and an electric feature fireplace.

DINING AREA

8'01 x 8'02 (2.46m x 2.49m)

The dining area has a upvc window to the rear aspect and french doors leading out into the garden.

KITCHEN

8'01 x 9'03 (2.46m x 2.82m)

With a upvc window to the rear aspect, having wall, floor and drawer units and contrasting work surfaces and the integrated appliances include an electric hob and cooker.

UTILITY

Fitted with a work top and having plumbing for an automatic washing machine and built in cupboards.

GROUND FLOOR CLOAKS

LANDING

Accessing the three bedrooms and the bathroom/WC.

BEDROOM ONE

10'07 x 12'03 (3.23m x 3.73m)

Master bedroom having a upvc window to the rear aspect and en-suite facilities.

EN-SUITE

Having a upvc window to the front with shower , Wc and hand basin within a vanity storage unit and ceramic tiled floor.

BEDROOM TWO

11'09 x 11'00 (3.58m x 3.35m)

A further double bedroom having a upvc window to the front aspect.

BEDROOM THREE

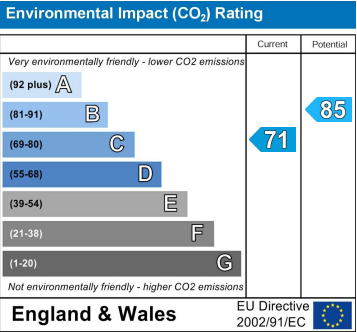
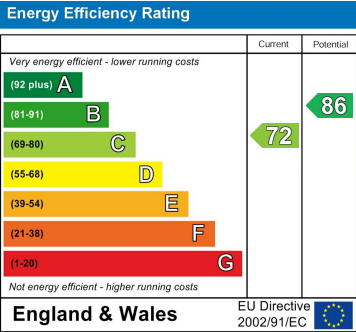
Upvc window to the rear aspect.

BATHROOM/WC

Comprising of a white suite with safety panel bath, low level WC and handbasin.

EXTERNALLY

To the front of the property there is a driveway for off street parking and a garage with an up and over door and a gate leading to the rear. The rear of the property is enclosed and has a decked patio seating area.



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.

