



## 33 LINKINWATER LANE, DARLINGTON, DL2 2WP

**£280,000**

A charming detached residence pleasantly situated on Linkinwater Lane, within the highly desirable West Park development of Darlington. Offering well-proportioned and versatile accommodation throughout, the property features two inviting reception rooms, ideal for both formal entertaining and relaxed family living.

To the first floor are four generously sized bedrooms, providing ample space for growing families or those requiring additional home office accommodation. Two bathrooms add further convenience, while the integral garage offers secure parking or valuable additional storage.

Occupying a delightful position within this popular residential location, the property benefits from the peaceful surroundings of West Park,



**LOUNGE**  
11'1" × 15'5" (3.38m × 4.70m)

**KITCHEN/DINER**  
19'4" × 14'0" (5.89m × 4.27m)

**WC**  
3'0" × 5'4" (0.91m × 1.63m)

**UTILITY**  
4'3" × 6'0" (1.30m × 1.83m)

**FIRST FLOOR**

**BEDROOM ONE**  
10'0" × 10'11" (3.05m × 3.33m)

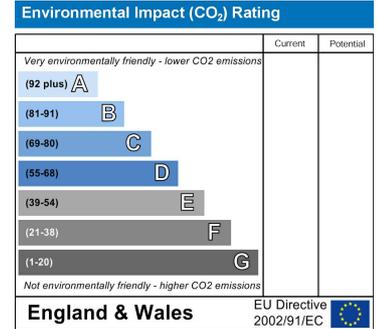
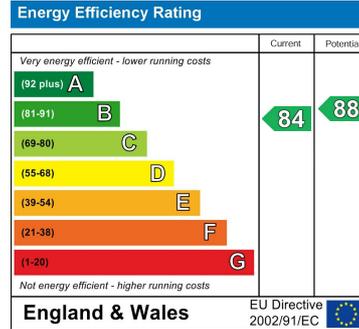
**EN SUITE**  
7'2" × 5'11" (2.18m × 1.80m)

**BEDROOM TWO**  
10'0" × 10'3" (3.05m × 3.12m)

**BEDROOM THREE**  
10'4" × 9'0" (3.15m × 2.74m)

**BEDROOM FOUR**  
9'0" × 6'9" (2.74m × 2.06m)

**BATHROOM**  
5'7" × 6'4" (1.70m × 1.93m)



**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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