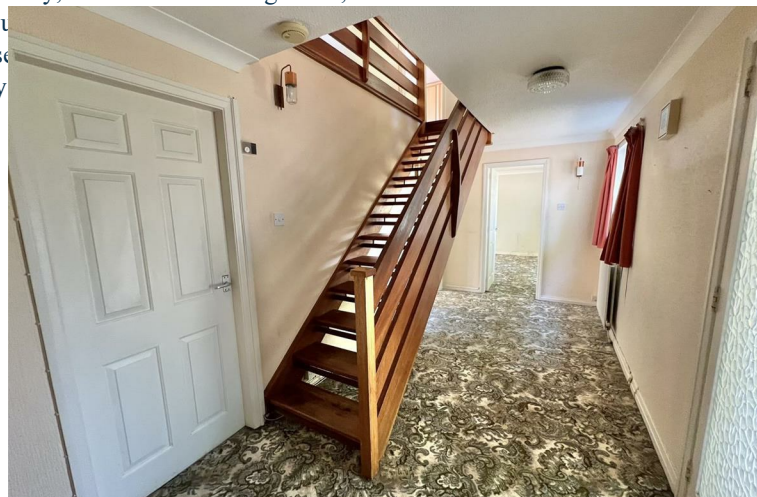




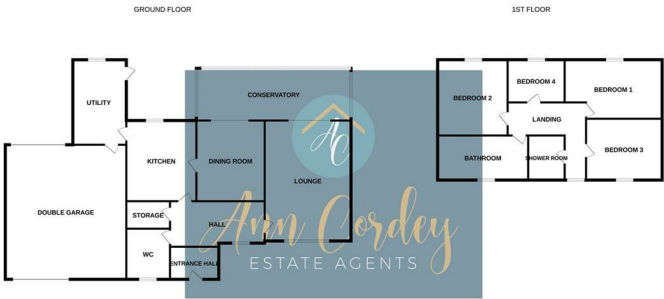
## 61 NUNNERY LANE, DARLINGTON, COUNTY DURHAM, DL3 9PW

### Offers In The Region Of £395,000

Situated in the highly sought-after Mowden area in the prestigious west end of Darlington, this impressive four-bedroom detached home offers a rare opportunity to acquire a spacious, self-build property that has been owned by the same family since its construction. Located within walking distance of excellent local schooling, the property enjoys a prime position set back from the main road on a small development of individual builds, providing both privacy and character. Externally, the home benefits from a driveway offering off-street parking and access to a large double garage. Uniquely designed, the garage features double doors to both the front and rear, allowing for easy passage of a caravan or additional vehicle to the generous, south-facing rear garden, which is enclosed by mature hedging and features a mix of lawn and paved areas ideal for outdoor entertaining. Internally, the ground floor comprises an entrance porch, cloakroom/WC, a spacious dual-aspect lounge with access to a conservatory, and a formal dining room, which can also be accessed from







While every attempt has been made to ensure the accuracy of the description 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 guidance 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 operation or efficiency can be given.  
Based on: 10/10/2020

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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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.

