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ESTATE AGENTS

**37 Parkland Drive, Darlington, DL3 9DT**  
**Offers In The Region Of £250,000**



# 37 Parkland Drive, Darlington, DL3 9DT

Owned from new, this Three bedrooomed semi-detached residence has been a much loved home for a number of years and has been well maintained throughout. A well proportioned family home located within the popular Mowden area of Darlington and available with no onward chain. The generous accommodation is light an bright and enjoys views to the Yorkshire Dales on the horizon from the front aspect.

The open plan lounge and dining area is a good sized social space, there is a good sized kitchen and a handy utility area. A brick built sun room/garden room has been a great addition and allows for views of the garden. To the first floor there are three bedrooms, two double bedrooms and a well proportioned single room. A bathroom and separate WC.

Externally the property is open plan to the front with a paved driveway allowing for off street parking and this is in addition to a single integral garage which has an up and over door, light and power. The rear garden is enclosed and mainly laid to lawn with plants and shrubs to the borders.

The location within the Mowden development allows for access to the well regarded schools of the area. There is a parade of local shops which includes a CO-OP, bakery and post office. There are regular bus services and good transport links towards the town centre, A1M, A66 towards Teesside and A67 to Barnard Castle. The property itself has been very well looked after over the years and is immaculate, it would benefit from cosmetic updating but is in ready to move into order and once again become a famiy home.

TENURE: Freehold

COUNCIL TAX: C

## RECEPTION HALLWAY

A UPVC door opens into the reception hallway which leads to the lounge and kitchen. The staircase leads to the first floor.

## LOUNGE

**16'1" x 12'4" (4.91 x 3.76)**

A spacious reception room, light and bright and neutrally decorated. There is a feature fireplace to the chimney breast and a gas fire to cast a cosy glow. The room is open plan to the dining area.

## DINING AREA

**9'9" x 12'0" (2.98 x 3.67)**

Easily accommodating a family dining table the dining area has a door to the kitchen and doors leading to the conseravtory.

## SUN ROOM/GARDEN ROOM

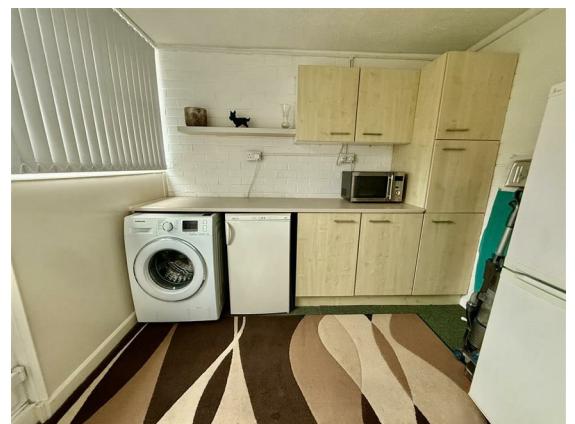
**11'3" x 7'4" (3.44 x 2.24)**

Brick built with French doors opening to the rear garden.

## KITCHEN

**15'9" x 7'11" (4.82 x 2.42)**

Fitted with an ample range of light wood effect cabinets with matching worksurfaces. The integrated appliances include a electric double oven and electric hob. There is also a useful understairs storage cupboard and the room has a window to the rear aspect and a door to the utility area.



## UTILITY ROOM

**11'3" x 7'4" (3.44 x 2.24)**

A useful space with fitted cabinets and worksurfaces, there is a textured sink and plumbing for an automatic washing machine.

## FIRST FLOOR

### LANDING

The landing leads to all three bedrooms and to the bathroom and separate WC.

### BEDROOM ONE

**13'10" x 13'2" (4.22 x 4.02)**

A generous double bedroom overlooking the front aspect.

### BEDROOM TWO

**12'3" x 10'4" (3.75 x 3.17)**

A second double bedroom, this time over looking the rear aspect.

### BEDROOM THREE

**8'3" x 7'5" (2.52 x 2.28)**

A well proportioned single bedroom with built in wardrobe and overlooking the front aspect.

### BATHROOM

With panelled bath with mains fed over the bath shower and hand basin,

### SEPARATE WC

Low level WC.

### EXTERNALLY

The front garden is open plan and laid to lawn with a paved driveway for off street parking. The rear garden is enclosed by fencing and again mainly laid to lawn. There is a paved patio seating area with established plants to the borders. There is also a convenient outside water tap and electric supply.

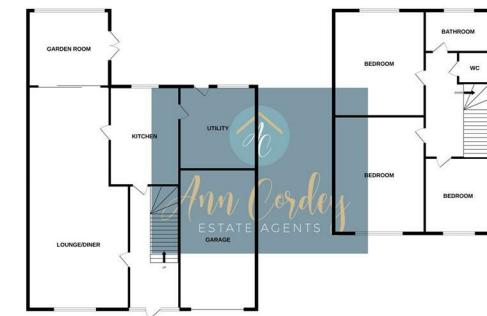


GROUND FLOOR

1647 sq.ft. (153.0 sq.m.) approx.

1ST FLOOR

3054 sq.ft. (282.0 sq.m.) approx.



TOTAL FLOOR AREA - 4701 sq.ft. (435.0 sq.m.) approx.  
What every agent has been asked to do is to ensure the accuracy of the floor area of a property. However, it is not possible to guarantee the accuracy of this figure. This plan is for illustrative purposes only and should be used as such. Any measurements should be taken by a professional surveyor.

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.

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