



11 PENTLAND GROVE, DARLINGTON, DL3 8BA

Offers In The Region Of £399,950

Ideally located at the head of a quiet cul-de-sac in the ever-popular Mowden area of Darlington, this impressive five-bedroom detached home offers excellent family living. Occupying a generous corner plot, the property enjoys a high level of privacy, enhanced by mature hedging, and benefits from a detached double garage and driveway providing ample off-street parking. The wrap-around gardens feature a spacious patio area, perfect for outdoor seating and entertaining.

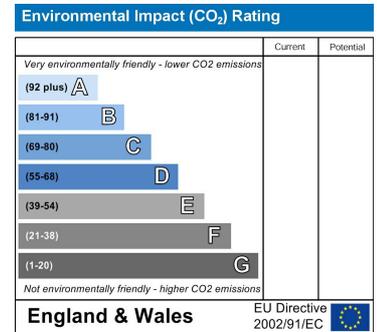
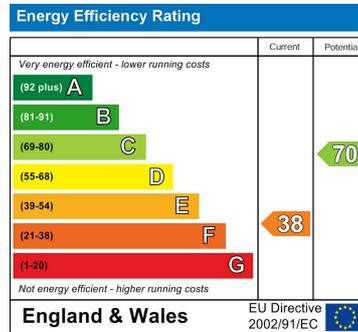
Internally, the accommodation comprises a welcoming entrance hallway with staircase to the first floor and a home office/study just off the hall, ideal for remote working. The dual-aspect lounge is generously proportioned and offers sufficient space to accommodate a large dining table. A separate dining room provides access to a sizeable conservatory, creating a versatile additional living space. The kitchen is fitted with a range of units complemented by contrasting work surfaces and leads through to a practical utility room with plumbing for both a washing machine and tumble dryer.



- STUDY**
8'9" x 6'3" (2.69m x 1.93m)
- LOUNGE**
24'10" x 14'4" (7.59m x 4.39m)
- DINING ROOM**
10'9" x 10'0" (3.30m x 3.05m)
- CONSERVATORY**
13'8" x 11'6" (4.19m x 3.51m)
- KITCHEN/BREAKFAST ROOM**
14'9" x 10'9" (4.52m x 3.30m)
- UTILITY ROOM**
11'6" x 7'8" (3.53m x 2.34m)
- MASTER BEDROOM**
14'4" x 14'0" (4.39m x 4.27m)
- BEDROOM**
14'4" x 10'11" (4.39m x 3.33m)
- BEDROOM**
10'9" x 10'0" (3.30m x 3.05m)
- BEDROOM**
14'9" x 9'3" (4.52m x 2.84m)
- BEDROOM**
8'11" x 6'3" (2.72m x 1.93m)
- DOUBLE GARAGE**
19'3" x 17'1" (5.87m x 5.23m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, contents and any other data are approximate and are provided for guidance only. They are not intended to be used for any other purpose. The plan is for illustrative purposes only and is not intended to be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their operation.



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