



26 CLARENCE DRIVE, DARLINGTON, DL3 9XU

Offers In The Region Of £395,000

Situated within the highly desirable Mowden area of Darlington, this beautifully presented four bedroom detached family home occupies a generous plot within a popular residential development, conveniently located within walking distance of local amenities and well-regarded schools.

Externally, the property benefits from attractive front gardens alongside a double driveway providing ample off-street parking and access to a detached double garage. To the rear, the home enjoys a particularly spacious enclosed garden, predominantly laid to lawn with patio seating areas, creating an ideal space for outdoor entertaining and family living.

Internally, the accommodation briefly comprises a welcoming entrance hallway, ground floor WC, and a spacious lounge featuring dual aspect windows allowing for excellent natural light, there is also a log burning stove. To the rear of the property is an impressive L-shaped open-plan kitchen, dining and family sitting area, perfectly designed for modern living and entertaining.

To the first floor, there are four generously proportioned bedrooms, with the master bedroom benefiting from en-suite facilities. A contemporary family bathroom serves the remaining



LOUNGE
21'06 x 10'05 (6.55m x 3.18m)

KITCHEN/DINING/LIVING
21'03 x 19'03 (6.48m x 5.87m)

BEDROOM ONE
12'03 x 10'08 (3.73m x 3.25m)

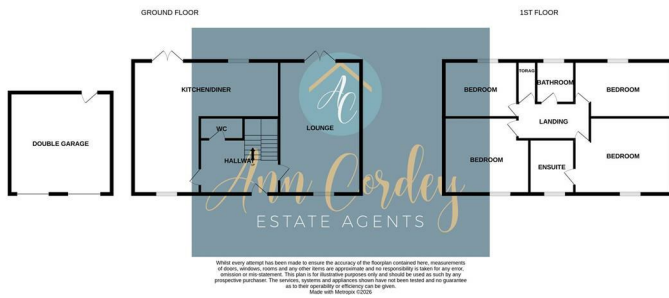
BEDROOM TWO
11'07 x 9'9 (3.53m x 2.97m)

BEDROOM THREE
10'08 x 8'03 (3.25m x 2.51m)

BEDROOM FOUR
10'09 x 8'6 (3.28m x 2.59m)

EN SUITE
4'07 x 7'07 (1.40m x 2.31m)

BATHROOM
7'5 x 7'2 (2.26m x 2.18m)



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	78	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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