



Ann Cordey
ESTATE AGENTS

7 Draycote Crescent, Darlington, DL3 8DX
Offers In Excess Of £250,000



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Situated within the highly sought-after West End of Darlington, this lovingly maintained three-bedroom bungalow offers spacious and versatile accommodation, ideal for a wide range of buyers.

The property is presented in move-in ready condition, while offering scope for modernisation to suit individual tastes — a factor thoughtfully reflected in the competitive asking price for a home of this size and location.

Internally, the flexible layout allows the three bedrooms to be adapted to suit a variety of needs, whether as additional reception space, a dining room, home office, or study.

An entrance porch leads into an L-shaped hallway, providing access to a generous lounge featuring a bay window overlooking the peaceful cul-de-sac of similar bungalows. The principal bedroom enjoys views over the rear garden and benefits from a range of fitted wardrobes and storage.

The modernised shower room includes a walk-in shower cubicle, upgraded sanitary ware (installed approximately eight years ago), and a useful airing cupboard housing the Viessmann combi boiler.

The kitchen offers ample storage with a range of cupboards and drawers, alongside space for appliances and a breakfast or dining table.

Externally, the private rear garden is designed for low maintenance but also presents excellent potential for further landscaping. A long driveway provides off-street parking for multiple vehicles or could be utilised as an attractive seating or patio area.

Additional benefits include a larger-than-average garage, garden shed, and spacious loft, ensuring excellent storage throughout.

Offered with vacant possession and no onward chain, early viewing is highly recommended to fully appreciate the size, flexibility, and potential of this delightful home.

ENTRANCE VESTIBULE

HALLWAY

7'6" × 9'10" (2.30 × 3.00)

Allowing access to the Lounge, Shower Room/wc, Bedrooms one and two.

LOUNGE

11'10" × 13'2" (3.61 × 4.02)

With double glazed bay window to the front aspect providing a pleasant outlook over the street. Feature fireplace as a focal point of the room.

BEDROOM TWO

10'5" × 13'1" (3.19 × 4.01)

Double glazed window to the front aspect and fitted wardrobes.

BEDROOM ONE

14'8" × 12'7" (4.49 × 3.84)

Double glazed window to the rear aspect, a generous double bedroom with fitted wardrobes.



SHOWER ROOM/WC

8'1" x 5'10" (2.48 x 1.80)

Re-fitted with a double walk in shower cubicle, wc and handbasin. Double glazed window to the side aspect.

KITCHEN/BREAKFAST ROOM

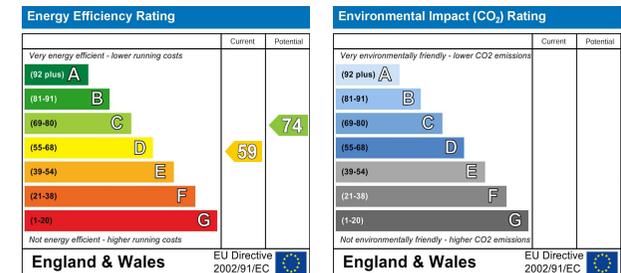
13'5" x 12'7" (4.11 x 3.84)

Fitted with a range of oak effect wall floor and drawer units, integral oven and extractor, ample space for a breakfast table and door leading out to the driveway.

BEDROOM THREE/DINING ROOM

13'5" x 7'10" (4.11 x 2.41)

An extension to the original property and currently used as a dining room, Double glazed window to the rear aspect.



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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