



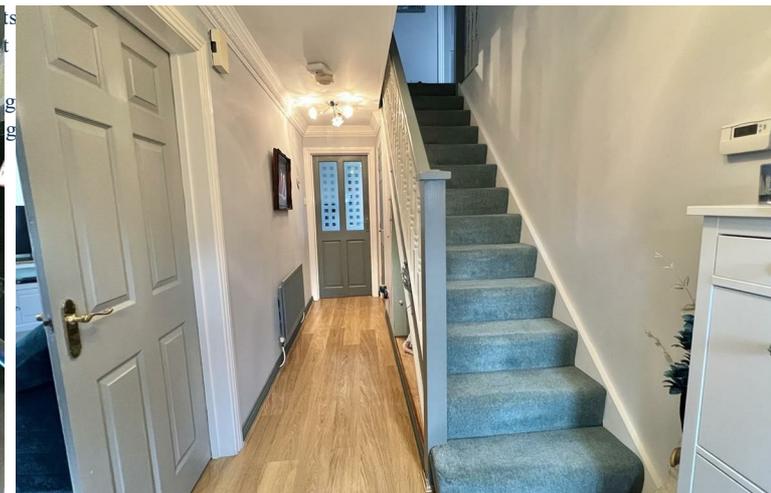
4 LEVEN GARDENS, DARLINGTON, DL1 3TX

£295,000

Located in a quiet cul-de-sac on Leven Gardens, this attractive detached home offers modern living in a peaceful setting. The property sits within the popular Ashbrook development and is well suited to families looking for a spacious and comfortable place to live.

Internally, a welcoming entrance hall leads to two reception rooms. The main living room includes a feature fireplace, creating a cosy space for relaxing or entertaining. There is also a conservatory that overlooks the rear garden, allowing plenty of natural light and pleasant views of the rear Garden.

The centre of the home is the open-plan kitchen and dining area, which has been recently updated and provides a practical space for cooking and spending time with family.



HALLWAY
16'6" x 6'2" (5.03m x 1.90m)

LOUNGE
18'4" x 11'10" (5.61m x 3.63m)

DINING ROOM
10'1" x 11'10" (3.08m x 3.63m)

CONSERVATORY
10'1" x 9'8" (3.08m x 2.96)

KITCHEN
11'8" x 15'5" (3.56m x 4.70m)

GARAGE
16'6" x 8'10" (5.05m x 2.70m)

BEDROOM ONE
11'11 x 11'11 (3.63m x 3.63m)

EN SUITE
6'7 x 6'3 (2.01m x 1.91m)

BEDROOM TWO
10'08 x 12'00 (3.25m x 3.66m)

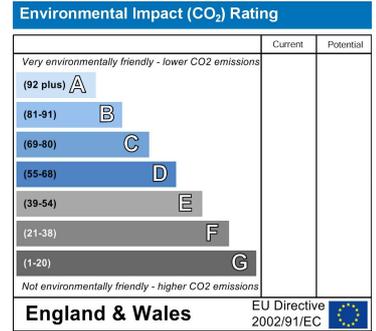
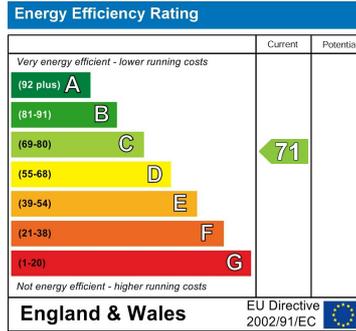
BEDROOM THREE
7'8 x 9'4 (2.34m x 2.84m)

BEDROOM FOUR
7'8 x 6'7 (2.34m x 2.01m)

BATHROOM
7'2 x 8'4 (2.18m x 2.54m)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here are not intended as such for any prospective purchaser. As to their condition or efficiency can be guaranteed. Made with Metropix 12/2013



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