



31 MERRYBENT DRIVE, MERRYBENT, DARLINGTON, DL2 2JZ

Offers In The Region Of £200,000

Located within this exclusive and highly sought-after development on the outskirts of Darlington, this deceptively spacious home is ideally positioned for commuters travelling to both Darlington and Barnard Castle.

The property welcomes you via a spacious entrance hallway with stairs leading to the first floor and a convenient cloakroom/WC. The kitchen is fitted with a range of modern units incorporating integrated cooking appliances. There is also a living room with French doors providing access to the rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor there are three well-proportioned bedrooms, including one with en-suite facilities, together with a family bathroom/WC. The second floor



KITCHEN
10'04 x 8'11 (3.15m x 2.72m)

WC
6'1 x 3'02 (1.85m x 0.97m)

LOUNGE
16'5 x 15'4 (5.00m x 4.67m)

BEDROOM
9'6 x 8'6 (2.90m x 2.59m)

BEDROOM
9'3 x 7'0 (2.82m x 2.13m)

BATHROOM
6'9 x 6'2 (2.06m x 1.88m)

BEDROOM
10'00 x 9'5 (3.05m x 2.87m)

EN SUITE
6'3 x 5'6 (1.91m x 1.68m)

MASTER BEDROOM
13'09 x 9'8 (4.19m x 2.95m)

EN SUITE
4'4 x 9'2 (1.32m x 2.79m)

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 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	



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of actual spaces, rooms and areas shown here are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and not guaranteed as to their operability or efficiency save the goods.
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These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

