



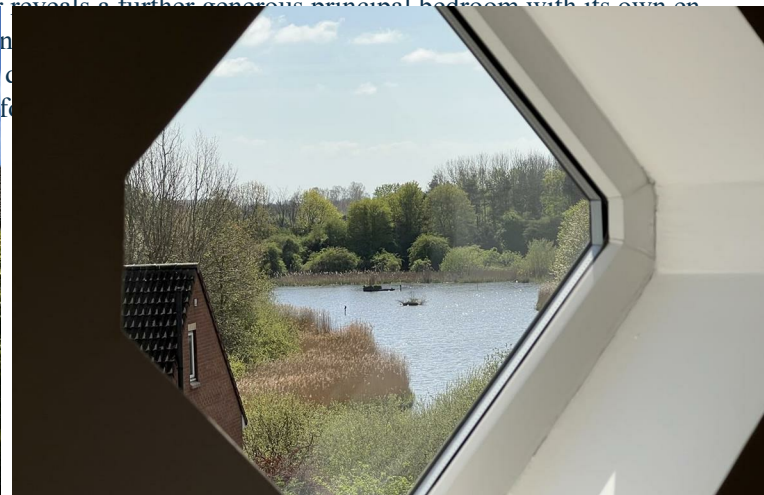
### **3 PENDEEN GROVE, DARLINGTON, DL3 0ZZ**

**£350,000**

An exceptional five-bedroom, three-storey detached residence, pleasantly positioned within the highly desirable Harrowgate Farm development. Occupying a notably generous plot, this substantial family home enjoys a high degree of privacy, with a beautifully sized rear garden backing onto open woodland, offering a tranquil and secluded setting.

The ground floor provides an impressive level of versatile living accommodation, featuring four well-proportioned reception rooms ideal for modern family life, entertaining guests, or those working from home. The kitchen offers ample space for informal dining and is complemented by a practical utility room. A convenient ground floor WC completes this level.

To the first floor are four spacious bedrooms, including a well-appointed guest bedroom with en suite bathroom facilities, alongside a family bathroom serving the remaining rooms. The second floor reveals a further generous principal bedroom with its own en



**SITTING ROOM**  
15'5 x 8'5 (4.70m x 2.57m )

**LOUNGE**  
19'8 x 10'2 (5.99m x 3.10m )

**DINING ROOM**  
10'5 x 10'4 (3.18m x 3.15m )

**GARDEN ROOM**  
10'08 x 8'2 (3.25m x 2.49m )

**KITCHEN**  
15'0 x 8'0 (4.57m x 2.44m )

**UTILITY**  
6'11 x 5'7 (2.11m x 1.70m )

**WC**  
5'9 x 4'5 (1.75m x 1.35m )

**BEDROOM TWO**  
12'10 x 10'6 (3.91m x 3.20m )

**EN SUITE BATHROOM**  
9'7 x 5'5 (2.92m x 1.65m )

**FAMILY BATHROOM**  
9'11 x 6'4 (3.02m x 1.93m )

**BEDROOM THREE**  
12'10 x 10'05 (3.91m x 3.18m )

**BEDROOM FOUR**  
8'10 x 8'11 (2.69m x 2.72m )

**BEDROOM FIVE**  
9'2 x 10'11 (2.79m x 3.33m )

**PRINCIPAL BEDROOM**  
17'0 x 17'0 (5.18m x 5.18m )

**EN SUITE BATHROOM**  
9'9 x 9'8 (2.97m x 2.95m )



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, buildings, 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 have not been tested and no guarantee is given as to their quantity or efficiency date for parts.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.**

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.

