



## 1 ALWENT CLOSE, DARLINGTON, DL3 8UJ

**Asking Price £350,000**

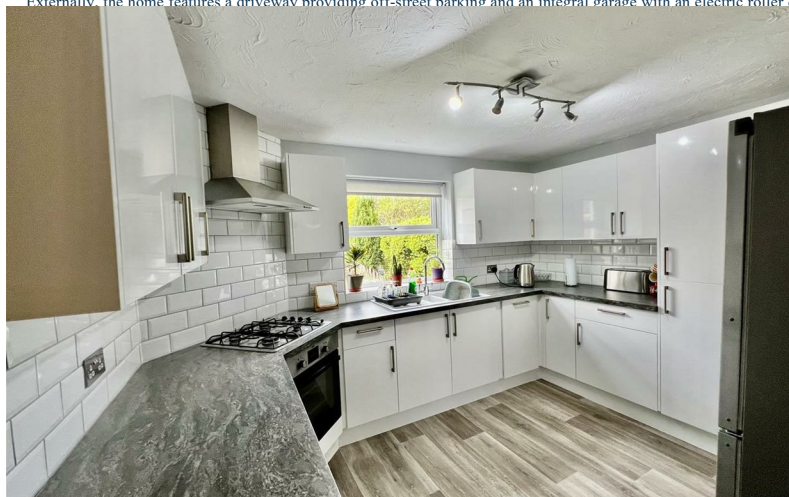
Immaculately Presented Four-Bedroom Detached Home in the Prestigious West End of Darlington

Tucked away in a quiet cul-de-sac on the highly sought-after Alwent Close, this stunning four-bedroom detached property offers stylish and spacious living in one of Darlington's most desirable locations. Situated in the prestigious West End, the home is immaculately presented throughout and is ready for immediate occupancy—perfect for families looking for comfort, privacy, and convenience.

Upon entering, you are welcomed by a bright and inviting hallway which leads to a modern downstairs cloakroom/WC. The generous lounge offers a relaxing space with a seamless flow into the formal dining room, ideal for entertaining. A beautifully finished conservatory provides additional living space, overlooking the private rear garden. The well-appointed kitchen is complemented by a separate utility room, adding practicality and convenience.

To the first floor, the property boasts four well-proportioned bedrooms, including a spacious master with its own en suite shower room. A modern family bathroom serves the remaining bedrooms, all of which are tastefully decorated and offer ample storage.

Externally, the home features a driveway providing off-street parking and an integral garage with an electric roller door. The rear garden is fully enclosed and thoughtfully landscaped with a variety of mature shrubs, offering





GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any inaccuracy or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.  
Made with floorplan 12/2020

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	83

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.**

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.

