



33 SUNDEW COURT, DARLINGTON, DL1 1AW

Offers In The Region Of £205,000

Occupying a pleasant position within a quiet cul-de-sac, this beautifully presented three-bedroom semi-detached residence offers stylish, ready-to-move-into accommodation over three floors in a highly convenient central Darlington location, ideal for access to a wide range of amenities, excellent transport links and schooling.

The property has been thoughtfully upgraded and exceptionally well maintained by the current owners, creating a modern and welcoming family home. Upon entering, a tastefully decorated Hallway provides access to the Kitchen/Diner, Cloaks/wc and staircase to the first floor, The Kitchen/Diner is a generous space with a range of units and integrated appliances, as well as space for a dining table, accessed through the Kitchen/Diner is the Lounge, a large room with french doors opening into the stunning south facing rear garden, complemented by contemporary finishes throughout.

To the first floor are two well-proportioned bedrooms, and the family bathroom/wc fitted with a white suite.

The second floor is entirely the principal bedroom suite with fitted wardrobes and en suite facilities including walk-in shower, wc and handbasin.



WC
5'01 x 3'02 (1.55m x 0.97m)

LOUNGE
14'08 x 11'08 (4.47m x 3.56m)

KITCHEN/DINER
13'11 x 11'06 (4.24m x 3.51m)

BEDROOM
14'08 x 9'5 (4.47m x 2.87m)

BATHROOM
8'2 x 5'5 (2.49m x 1.65m)

BEDROOM
8'00 x 9'11 (2.44m x 3.02m)

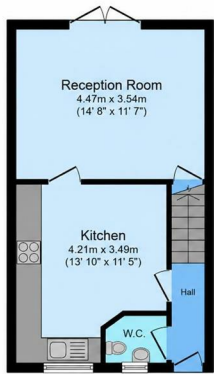
OFFICE/STUDY
6'01 x 6'6 (1.85m x 1.98m)

PRINCIPAL BEDROOM SUITE
17'00 x 14'08 (5.18m x 4.47m)

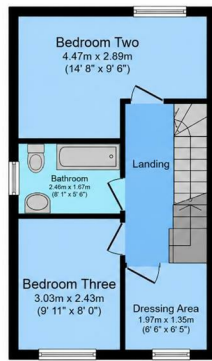
EN SUITE
8'00 x 5'09 (2.44m x 1.75m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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	

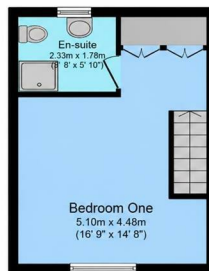
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

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.

