



12 Westfield Drive, Darlington, DL3 9BB Offers In The Region Of £275,000



## 12 Westfield Drive, Darlington, DL3 9BB

Nestled in the ever-popular Mowden area of Darlington, this extended three-bedroom link-detached home on Westfield Drive offers spacious and versatile family living. Thoughtfully extended to the rear, the property boasts an impressive kitchen/breakfast room, extended Dining room and further sitting room, complemented by a useful utility room and a convenient ground floor shower room/WC. A welcoming lounge to the front, while an integral garage adds further practicality and storage.

To the first floor, there are three generously sized bedrooms, two of which are comfortable doubles, along with a large family bathroom featuring both a bath and a walk-in shower, offering flexibility and comfort. This well-proportioned home combines space, functionality, and an excellent location, making it an ideal choice for families seeking a property in one of Darlington's most sought-after areas.

## **ENTRANCE HALL**

LOUNGE 12'6 x 14'6 (3.81m x 4.42m )

DINING ROOM 9'11 x 10'7 (3.02m x 3.23m)

SITTING ROOM 6'2 x 10'08 (1.88m x 3.25m)

KITCHEN/BREAKFAST ROOM 6'2 x 10'06 (1.88m x 3.20m)

UTILITY

SHOWER ROOM 5'7 x 5' (1.70m x 1.52m)

GARAGE 11'11 x 8'11 (3.63m x 2.72m)

BEDROOM ONE 12'3 x 12'1 (3.73m x 3.68m)

BEDROOM TWO 10'11 x 12'1 (3.33m x 3.68m)

BEDROOM THREE 9' x 9'7 (2.74m x 2.92m)

BATHROOM 5'5 x 9'6 (1.65m x 2.90m)

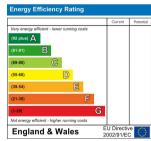


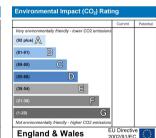












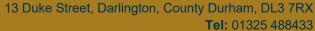




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