



# 16 Marazion Drive, Darlington, DL3 0ZR

Rarely available, being only one of three properties of it's type built to exacting standards and situated in a cul-de-sac location within the Harrowgate Farm development of Darlington.

This substantial FIVE BEDROOMED town house offers generous, family accommodation across three floors and has been much improved by the current owners, being immaculately presented, and boasting upgraded kitchen, spacious lounge, separate dining room handy utility room and ground floor/wc. An addition of a conservatory further enhances the ground floor accommodation , and is a great space to enjoy the garden whatever the weather.

To the first floor there are FOUR generous bedrooms, one with ensuite facilities, and a further family bathroom/wc. A staircase leads to the second floor, and to the master bedroom, which has dual aspect dormer windows to the front and rear, a dressing area and also boasting en-suite facilities.

Externally, the property occupies a larger than average plot, with open plan lawn to the front and an expansive paved driveway, which allows for parking for a number of vehicles. This is in addition to a a DOUBLE GARAGE, which has two separate up and over doors, light and power.

The rear garden has been landscaped, with a decked, roped balustrade seating area having steps down to a lawned area. The rear garden attracts a great deal of sun, and is quite private, backing onto nature reserve to the rear.

Warmed by gas central heating and being fully double glazed.

TENURE: Freehold  
COUNCIL TAX: E

## ENTRANCE HALLWAY

Composite entrance door, opening into the reception hallway, which has a practical laminate floor and leads to the lounge, dining room and kitchen, having a staircase leading to the first floor and access to the ground floor cloaks/wc.

## CLOAKS/WC

Fitted with a white suite, to include a low level WC and pedestal hand basin, having a upvc window the side, and having laminate floor continued from the hallway.

## LOUNGE

**20'8" x 11'1" (6.30 x 3.39)**

A spacious, double aspect room, having a UPVC window to the front aspect and having sliding doors to the conservatory. A wall mounted fireplace makes a lovely feature with an electric fire to cast a cosy glow.

## DINING ROOM

**14'2" x 8'7" (4.33 x 2.63)**

A separate, formal dining room, has a bay window to the front aspect, laminate floor and can easily accommodate a large family dining table.

## KITCHEN

**15'5" x 7'10" (4.70 x 2.40)**

The kitchen has been well planned, and refitted with an ample range of black gloss cabinets, which are complimented with tiger wood effect worksurfaces and textured sink. A host of integrated appliances include a fridge/freezer, electric double oven and gas hob. In addition there is plumbing for an automatic dishwasher and a breakfast bar allows for informal dining.

The room has a window to the rear aspect and a door leading to the utility room.

## UTILITY

Having a range of floor units matching those of the kitchen and fitted worksurfaces. The wall mounted central heating boiler is situated here and there is plumbing for an automatic washing machine, A door opens to the side and there is also a small window.

## CONSERVATORY

**11'8" x 10'5" (3.57 x 3.20)**

Enhancing the ground floor accommodation further, the conservatory is UPVC framed and has tiled floor, and french doors leading out to the side.



## FIRST FLOOR

### LANDING

Leading to FOUR bedrooms and to the bathroom/WC.

### BEDROOM TWO

13'1" x 11'4" (3.99 x 3.47)

A generous double bedroom, having a window to the front aspect . with dressing area having fitted wardrobes, the room also enjoys ensuite facilities.



### ENSUITE BEDROOM TWO

With white suite, comprising of single shower cubicle with mains fed shower, there is a pedestal hand basin and low level/wc .

### BEDROOM THREE

15'0" x 8'8" (4.59 x 2.66)

A further double bedroom to this floor, also over looking the front aspect and having fitted, double wardrobes. There is access to an attic storage area.

### BEDROOM FOUR

10'3" x 9'9" (3.14 x 2.99)

The L shape room is of a good size, also benefitting from fitted wardrobes and over looking the rear aspect.

### BEDROOM FIVE

8'9" x 7'8" (2.67 x 2.35)

The fifth bedroom is a single room which over looks the rear aspect and has a laminate floor.

### BATHROOM/WC

Fitted with a white suite, comprising of panelled bath, wc and handbasin. The room has been finished with ceramic tiles and has a window to the rear aspect.

## SECOND FLOOR

### LANDING

A small landing area leads into the master suite to the top floor.

### BEDROOM ONE

26'7" x 14'1" (8.12 x 4.30)

The master suite is to the top floor and is particularly generous, light and bright having two dormer windows, one to the front and the other to the rear aspect.

Being L shaped there is a designated dressing area, with dressing table. A built in cupboard houses the cylinder hot water tank. And the room has en-suite facilities.

### ENSUITE BEDROOM ONE

Having a single shower cubicle with mains fed shower, wc and hand basin. There is also a shaver point and extractor fan.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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	EU Directive 2002/91/EC

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