



14 RASPBERRY GROVE, DARLINGTON, DL1 3FQ

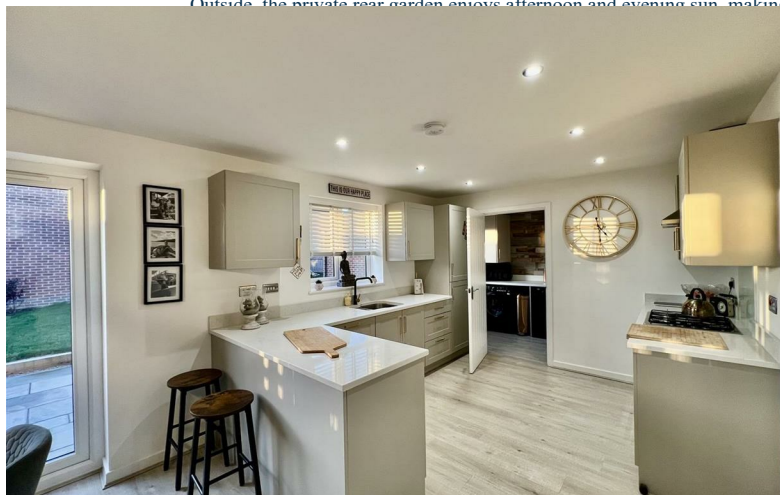
£315,000

Tucked away at the end of a quiet cul-de-sac on the popular Raspberry Grove, this modern detached home delivers space, style, and everyday practicality. Built in 2023 and improved by the current owners, the property feels fresh and contemporary throughout, with standout features including granite kitchen worktops and a well-designed west-facing garden.

Inside, the layout is ideal for family life. Two comfortable reception rooms offer flexibility for relaxing, working from home, or entertaining. The kitchen and dining space sits at the centre of the home, creating an open and sociable area that works perfectly for both day-to-day living and hosting guests. Upstairs, four well-proportioned bedrooms provide plenty of room for a growing household, with the main bedroom benefiting from its own en-suite.

The home is part of the desirable Coatham Vale development, well placed for commuters with quick access to the A1(M) and A66. Parking is straightforward with a garage and driveway space for two cars.

Outside, the private rear garden enjoys afternoon and evening sun, making it a great spot for outdoor dining, children's play, or simply relaxing.



LOUNGE
10'11" x 12'11" (3.35 x 3.96)

DINING ROOM
9'10" x 9'8" (3.00 x 2.96)

KITCHEN/DINER
19'7" x 10'5" (5.98 x 3.19)

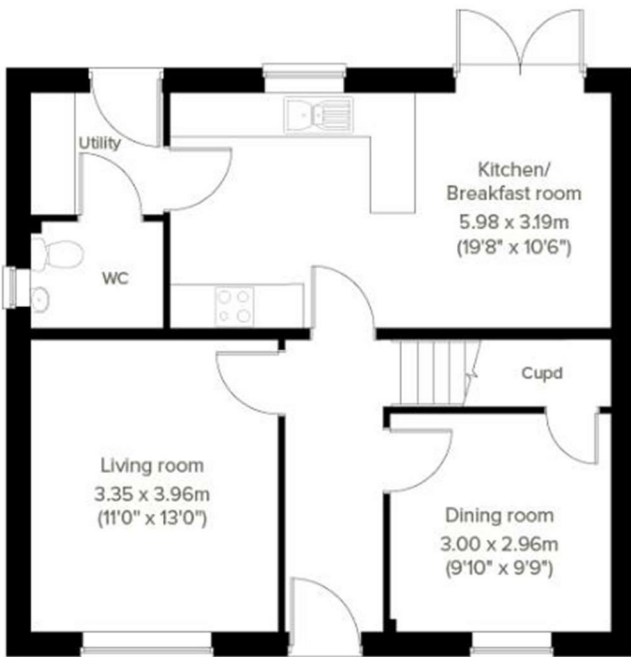
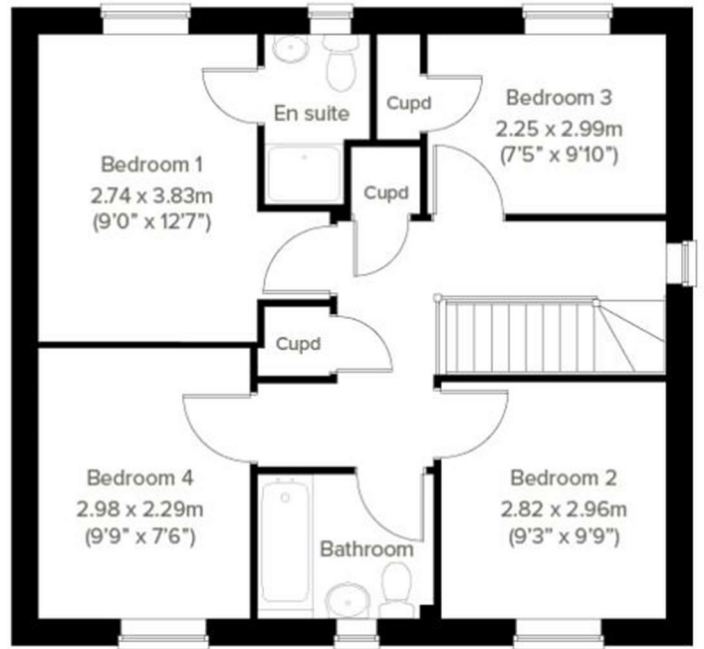
MASTER BEDROOM
8'11" x 12'6" (2.74 x 3.83)

BEDROOM TWO
9'3" x 9'8" (2.82 x 2.96)

BEDROOM THREE
7'4" x 9'9" (2.25 x 2.99)

BEDROOM FOUR
9'9" x 7'6" (2.98 x 2.29)

GARAGE
9'8" x 19'4" (2.97 x 5.91)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 84 | |
| (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 | |

| 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 |

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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