



*Ann Cordley*  
ESTATE AGENTS

**32 Edgecombe Drive, Darlington, DL3 9DQ**  
**Offers In The Region Of £275,000**



## 32 Edgecombe Drive, Darlington, DL3 9DQ

This immaculately presented and significantly improved three-bedroom detached home is located in the highly sought-after Mowden area of Darlington. Set on a generous plot having a west facing garden, the property offers off-street parking, a garage, and beautifully maintained interiors that have been modernised and tastefully decorated throughout.

The accommodation includes an inviting entrance hallway, a spacious lounge featuring an attractive fireplace, and a separate dining room ideal for family meals or entertaining. The re-fitted kitchen offers a stylish range of units and leads through to a utility room and a convenient ground-floor shower room with W.C.

To the first floor, there are three well-proportioned bedrooms, two of which are generous doubles. The family bathroom features an L-shaped bath with overhead shower, and there is the added benefit of a separate W.C.

Situated on Edgecombe Drive, the property enjoys a superb position within the heart of Mowden. It is just a short walk from the Mowden Shops. A wider range of shops and services can be found in Darlington town centre, only a short drive away.

Families will appreciate the property's close proximity to excellent local schools, including Mowden Infant and Junior Schools, Hummersknott Academy, and Carmel College. For commuters, the location provides easy access to the A1(M) and A66, while Darlington's East Coast Main Line railway station offers direct routes to Newcastle, York, and London King's Cross in approximately two and a half hours. International travel is also convenient via Newcastle and Teesside Airport.

### LOUNGE

10'2" x 15'11" (3.10m x 4.85m)

### DINING ROOM

8'10" x 10'2" (2.69m x 3.10m)

### KITCHEN

11'1" x 7'10" (3.38m x 2.39m)

### UTILITY ROOM

7'3" x 11'1" (2.21m x 3.38m)

### BEDROOM ONE

13'3" x 11'7" (4.04m x 3.53m)

### BEDROOM TWO

11'6" x 9'10" (3.51m x 3.00m)

### BEDROOM THREE

6'9" x 8'9" (2.06m x 2.67m)

### BATHROOM

6'9" x 5'6" (2.06m x 1.68m)





GROUND FLOOR

1ST 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
While every attempt has been made to ensure the accuracy of the fixtures and fittings listed, measurements and floor areas are approximate only and any errors or omissions are not liable for any由此产生的后果. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Prospective purchasers are advised to make their own investigations.			
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



