



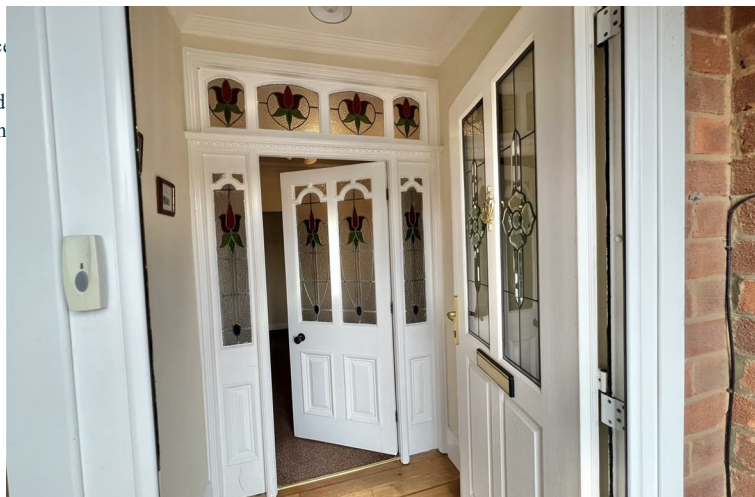
116 BARMPTON LANE, DARLINGTON, DL1 3HF

Offers In The Region Of £265,000

Set on a generous plot in the highly sought-after area of Whinfield, this superior four-bedroom semi-detached dormer bungalow offers spacious, well-planned accommodation throughout.

To the front, a substantial block-paved driveway—secured by wrought iron gates—provides parking for several vehicles and leads to a detached garage. The impressive frontage is complemented by an enclosed rear garden, mainly laid to lawn with a paved patio area, perfect for outdoor entertaining and family living.

Inside, the welcoming hallway gives access to three of the four bedrooms, a stylish contemporary bathroom suite with underfloor heating, and a cozy living room. The heart of the home is the modern kitchen, which opens into a bright sun room overlooking the rear garden, creating an ideal open-plan living and dining space.



LOUNGE
15'10 x 11'03 (4.83m x 3.43m)

KITCHEN
19'10 x 9'10 (6.05m x 3.00m)

GROUND FLOOR BATHROOM
9'4 x 7'7 (2.84m x 2.31m)

BEDROOM TWO
13'06 x 13'01 (4.11m x 3.99m)

BEDROOM FOUR
10'11 x 6'09 (3.33m x 2.06m)

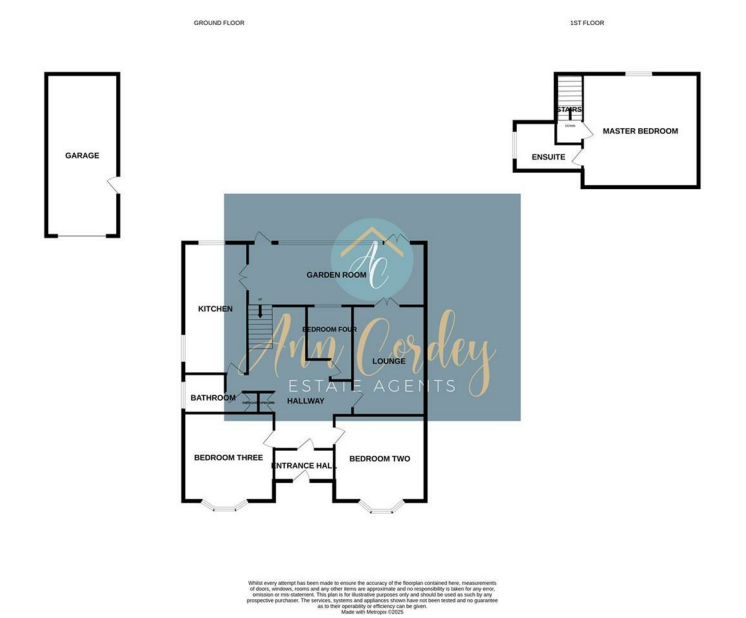
BEDROOM THREE
12'11 x 13'04 (3.94m x 4.06m)

GARAGE
26'10 x 10'11 (8.18m x 3.33m)

SUN ROOM
20'07 x 9'03 (6.27m x 2.75m)

TOP FLOOR MASTER BEDROOM
16'07 x 16'11 (5.05m x 5.16m)

EN SUITE
9'7 x 6'11 (2.92m x 2.11m)



Energy Efficiency 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

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	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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