



116 BARMPTON LANE, DARLINGTON, DL1 3HF

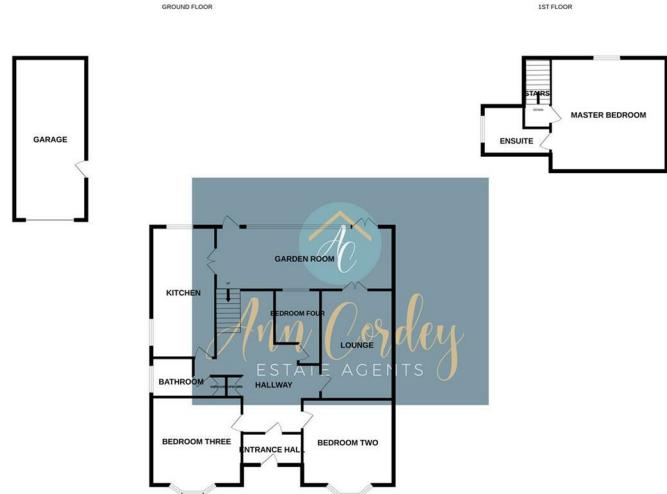
Offers In The Region Of £265,000

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 275.23m)****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)**

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of distances, areas and any other items are approximate and no responsibility is accepted for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The plan is not to scale and should not be used for any other purpose. As for title, boundaries and dimensions, these should be referred to the title plan and the plan should not be relied upon. Made with Metricon C2025

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64	73	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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