



3 PENDEEN GROVE, DARLINGTON, DL3 0ZZ

£350,000

An exceptional five-bedroom, three-storey detached residence, pleasantly positioned within the highly desirable Harrowgate Farm development. Occupying a notably generous plot, this substantial family home enjoys a high degree of privacy, with a beautifully sized rear garden backing onto open woodland, offering a tranquil and secluded setting.

The ground floor provides an impressive level of versatile living accommodation, featuring four well-proportioned reception rooms ideal for modern family life, entertaining guests, or those working from home. The kitchen offers ample space for informal dining and is complemented by a practical utility room. A convenient ground floor WC completes this level.

To the first floor are four spacious bedrooms, including a well-appointed guest bedroom with en suite bathroom facilities, alongside a family bathroom serving the remaining rooms. The second floor reveals a further generous principal bedroom with its own en



SITTING ROOM
15'5 x 8'5 (4.70m x 2.57m)

LOUNGE
19'8 x 10'2 (5.99m x 3.10m)

DINING ROOM
10'5 x 10'4 (3.18m x 3.15m)

GARDEN ROOM
10'08 x 8'2 (3.25m x 2.49m)

KITCHEN
15'0 x 8'0 (4.57m x 2.44m)

UTILITY
6'11 x 5'7 (2.11m x 1.70m)

WC
5'9 x 4'5 (1.75m x 1.35m)

BEDROOM TWO
12'10 x 10'6 (3.91m x 3.20m)

EN SUITE BATHROOM
9'7 x 5'5 (2.92m x 1.65m)

FAMILY BATHROOM
9'11 x 6'4 (3.02m x 1.93m)

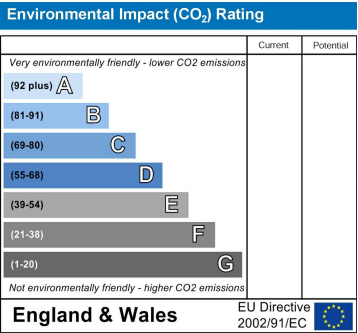
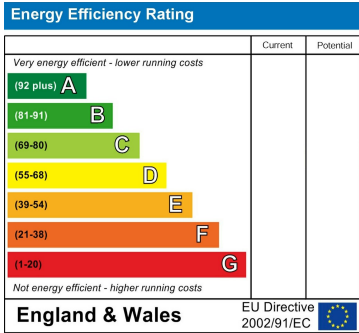
BEDROOM THREE
12'10 x 10'05 (3.91m x 3.18m)

BEDROOM FOUR
8'10 x 8'11 (2.69m x 2.72m)

BEDROOM FIVE
9'2 x 10'11 (2.79m x 3.33m)

PRINCIPAL BEDROOM
17'0 x 17'0 (5.18m x 5.18m)

EN SUITE BATHROOM
9'9 x 9'8 (2.97m x 2.95m)



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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