



Browdie Road, DL2 2WQ
4 Bed - House - Detached
Or Nearest Offer £295,000

EPC Rating: B
Tenure: Freehold
Council Tax Band: D

 **SMITH &
FRIENDS**
ESTATE AGENTS

Browdie Road Darlington DL2 2WQ

**** BEAUTIFULLY PRESENTED ** ** SOUGHT AFTER DEVELOPMENT ** ** GARAGE ****
**** BI-FOLD DOORS ** ** UTILITY and EN-SUITE FACILITIES ** ** GROUND FLOOR CLOAKROOM ****

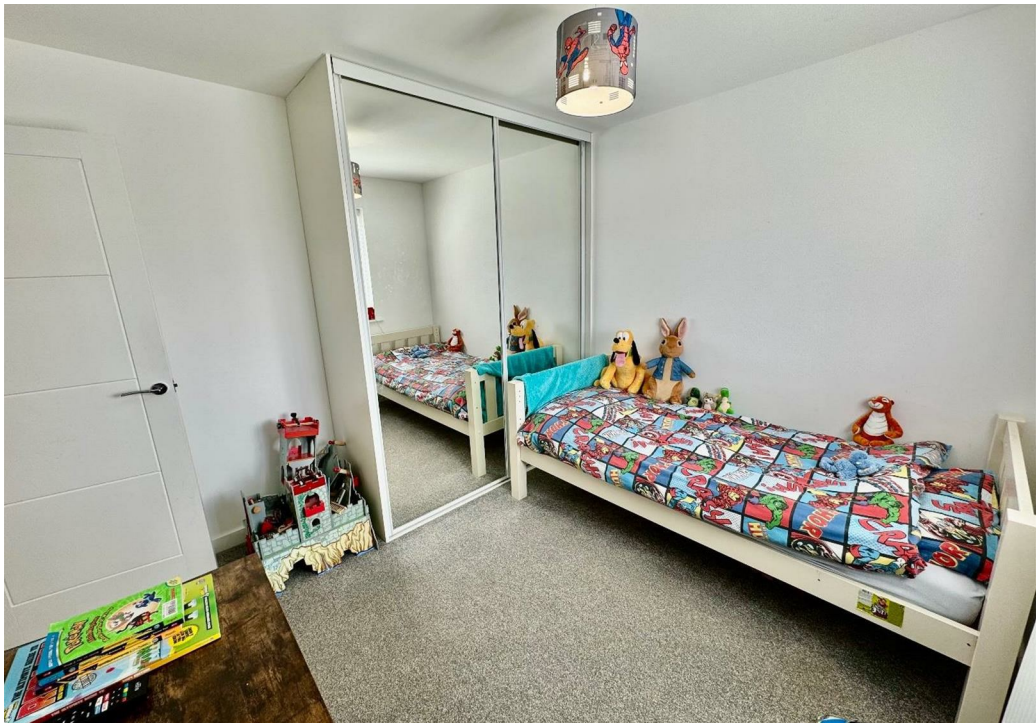
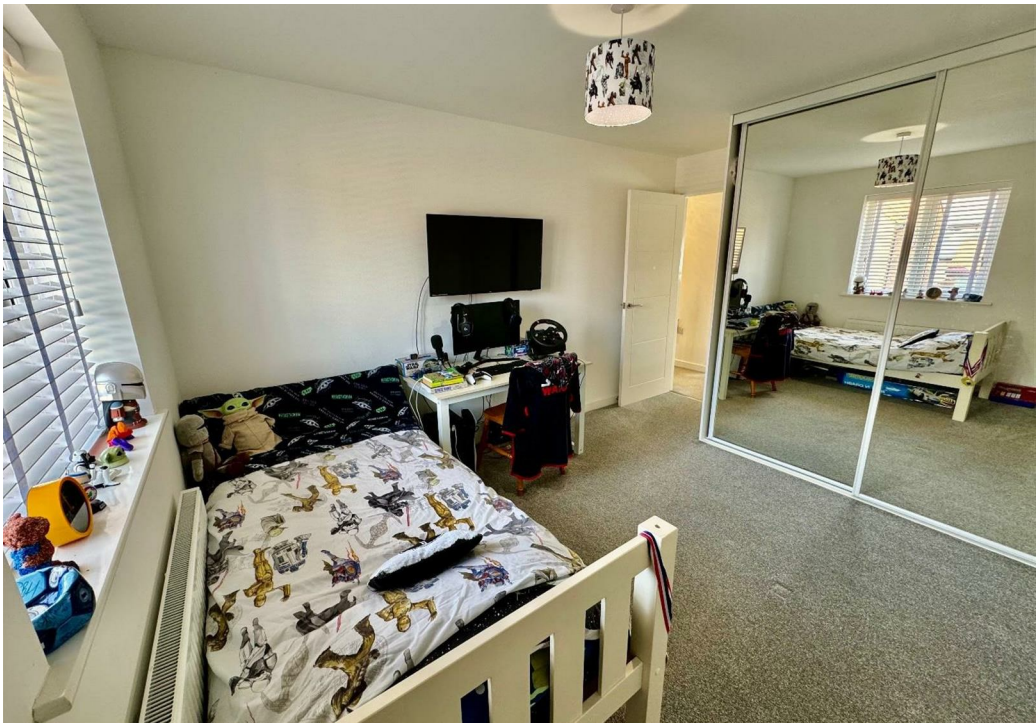
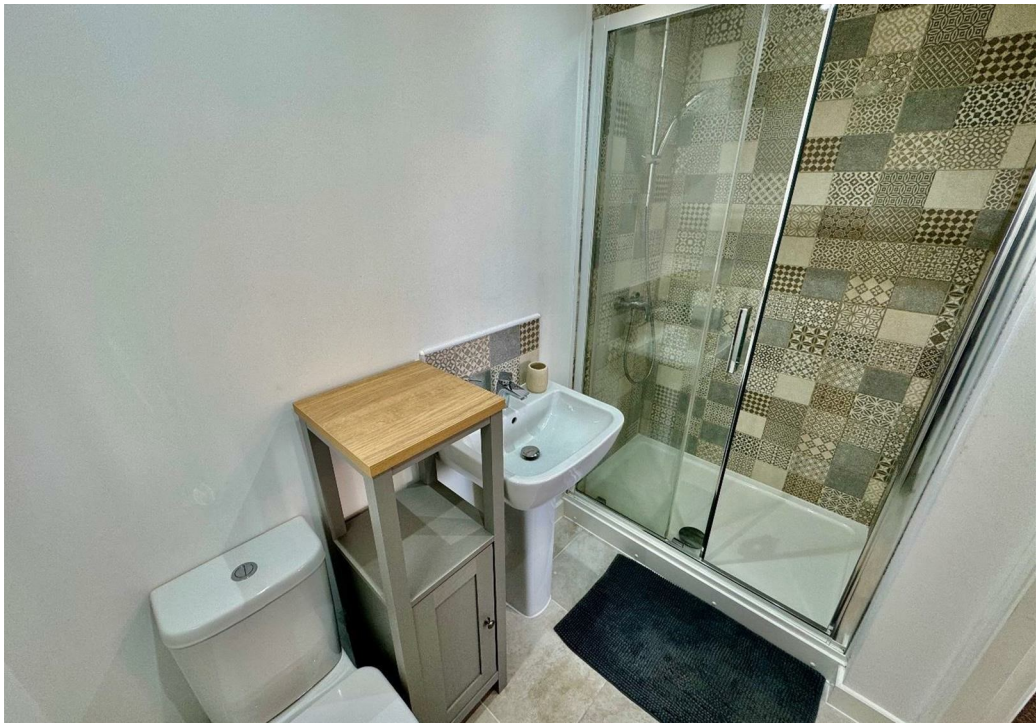
Smith and Friends are delighted to offer for sale this immaculately presented four bed detached property. Situated on a new development built in 2021 and covered by the NHBC Guarantee, in the West Park area of Darlington. The property benefits from uPVC double glazing and gas central heating. New build upgrades include fitted wardrobes to three bedrooms, Modular flooring to the ground floor, Hive thermostat, security system and additional shower to the family bathroom.

The property lies close to local amenities, including shops and good schooling and Cockerton village. Good transport links to the A1(M), A168 are also within easy reach.

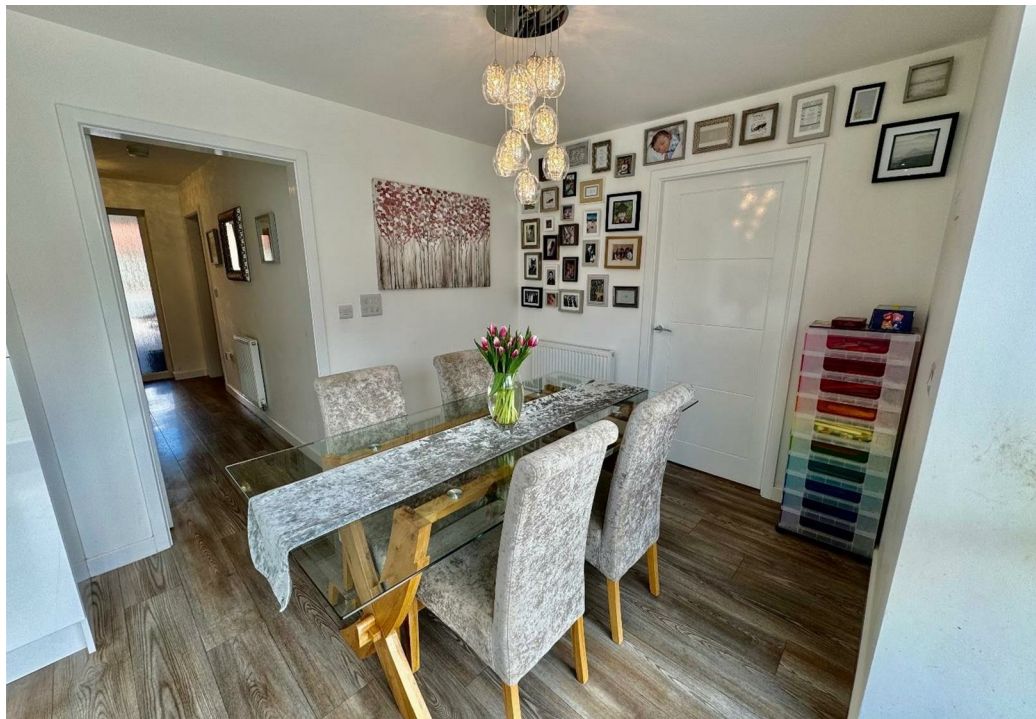
In our opinion, the property will suit a variety of purchasers and must be viewed to fully appreciate what this home has to offer. We anticipate high demand and an early viewing is highly recommended.

Please Note: Council Tax Band D. Freehold basis. EPC Band B
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)











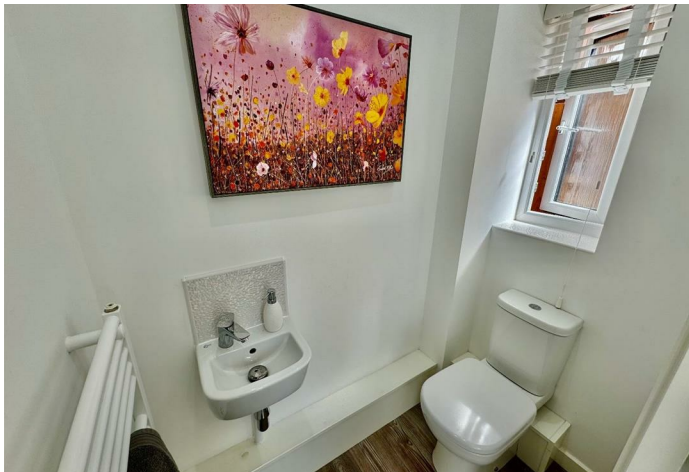
GROUND FLOOR

A light and airy welcoming hallway benefitting from having an under stairs storage cupboard leads to a lounge, kitchen/diner and stairs to first floor. The spacious lounge to the front aspect features a large bay window allowing light to flood the room. The generously sized kitchen/diner featuring bi-fold doors makes an ideal space to entertain with a beautifully designed kitchen comprising of a range of wall and base units with contrasting worktops, composite sink and integrated appliances including electric oven, gas hob, extractor, fridge/freezer and dishwasher. The generously sized dining area benefits from ample space for a large dining table. The well appointed utility room benefits from having plumbing for an automatic washing machine, space for tumble dryer, wall mounted combination boiler, door leading to garden and door accessing a convenient cloakroom comprising of a wash hand basin and low level w.c.



FIRST FLOOR

A light and airy landing area benefitting from having a storage cupboard and loft access leads to four good sized double bedrooms, three of which benefit from having fitted wardrobes. Additionally there is a well appointed en-suite to the master bedroom comprising of a shower cubicle, wash hand basin, low level w.c, heated towel rail, spotlights and tiled floor. The beautiful family bathroom includes a bath with overhead shower, wash hand basin, low level w.c, heated towel rail, spotlights, tiled floor and part tiled walls.



EXTERNALLY

To the front of the property, the garden is laid to lawn with borders and shrubs, a driveway leads to the integral garage with up and over door. A side gate accesses the good sized South facing rear garden which is again laid to lawn and features a patio area with built in firepit, making it an ideal space to spend time in the warmer months.

HALLWAY

LOUNGE

KITCHEN/DINER

UTILITY ROOM

GROUND FLOOR CLOAKROOM/W.C.

FIRST FLOOR LANDING

BEDROOM

EN-SUITE SHOWER ROOM

BEDROOM

BEDROOM

BEDROOM

BATHROOM/W.C.

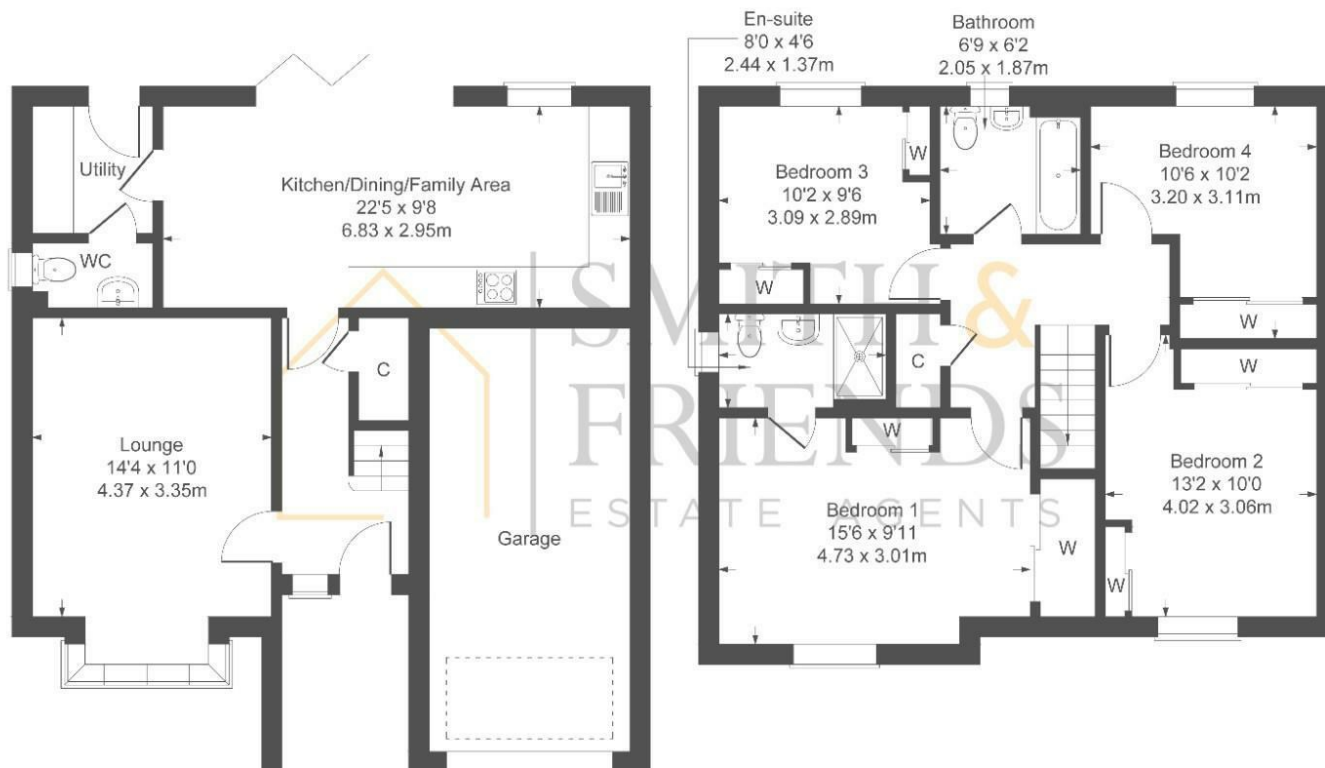
FRONT EXTERNAL

REAR GARDEN



Browdie Road

Approximate Gross Internal Area
1485 sq ft - 138 sq m



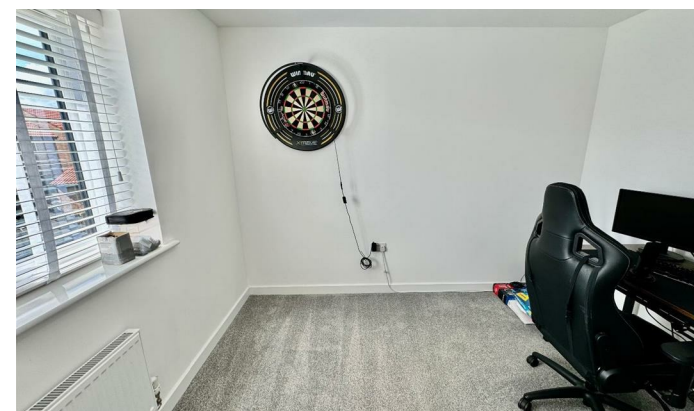
GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	81	
(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



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