



**Chestnut Drive, Darlington, DL1 4RR**  
**4 Bed - House - Detached**  
**£220,000**

**Council Tax Band: D**  
**EPC Rating: C**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS







# Chestnut Drive, DL1 4RR

\*\*\* IDEAL FAMILY HOME \*\*\*  
\*\*\* DOUBLE WIDTH DRIVEWAY WITH SINGLE GARAGE \*\*\*

This lovely four bedroom detached house, situated in a cul-de-sac location, within the sought after area of Eastbourne, Darlington.

The property briefly comprises of; Entrance Porch, Leading into an open plan Living / Dining room and a Conservatory to the rear of the house. Off the Dining area is a Modern Fitted Kitchen, with a Separate Utility area and Ground Floor WC.  
The first floor provides a Landing, with access to Four Bedrooms, (Master Bedroom with En-Suite Shower Room) and a Family Bathroom.

Externally, is a Double Width Driveway to the front elevation with a well maintained lawn area and a Single Integral Garage. To the rear of the property, you will find a good sized garden and patio area.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

## GROUND FLOOR

**Entrance Porch**  
4'7" x 3'8"

**Living Room**  
13'5" x 16'6"

**Dining Room**  
7'8" x 9'3"

**Kitchen**  
9'2" x 9'3"

**Conservatory**  
7'4" x 10'7"

**Downstairs WC**  
5'1" x 3'11"

**Utility Room**

## FIRST FLOOR

**Landing**  
9'4" x 5'8"

**Bedroom 1**  
13'5" x 10'11"

**En-Suite**  
6'8" x 5'4"

**Bedroom 2**  
8'9" x 14'1"

**Bedroom 3**  
8'8" x 12'1"

**Bedroom 4**  
6'9" x 9'6"

**Family Bathroom**  
6'5" x 6'0"

**SINGLE INTEGRAL GARAGE**  
8'5" x 16'8"















Ground Floor



Floor 1

**Approximate total area<sup>m</sup>**

1191 ft<sup>2</sup>  
110.7 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

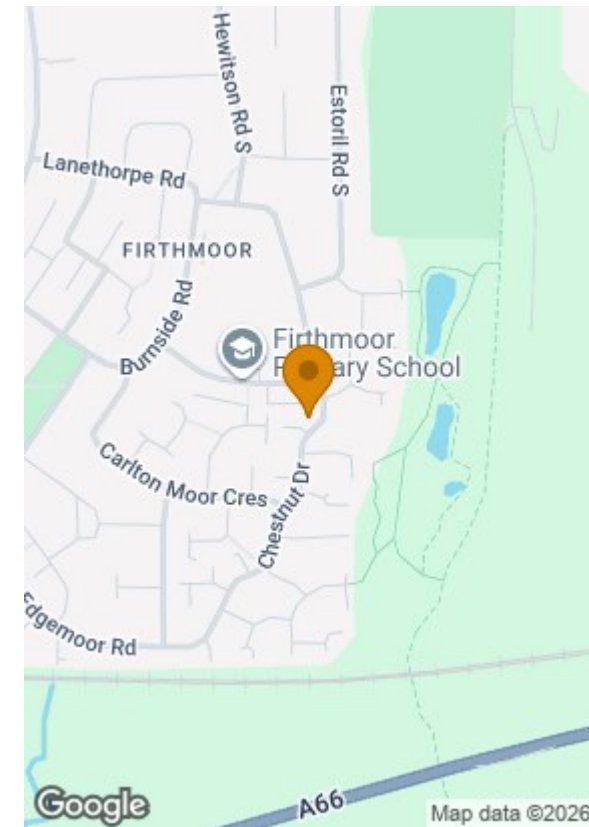
(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

7 Duke Street, Darlington, Co. Durham, DL3 7RX

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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