



\*\* SUBSTANTIALLY EXTENDED \*\*\* WEST END, MOWDEN LOCATION \*\*  
\*\* WALKING DISTANCE OF EXCELLENT SCHOOLING \*\*\* IDEAL FAMILY HOME \*\*  
\*\* VIEWINGS HIGHLY RECOMMENDED \*\*

We have pleasure in bringing to the market this substantial and significantly improved four bedroom semi detached property located on the highly sought after Mowden development in the West End of Darlington, where properties are considered in high demand as it lies within the catchment of excellent schooling.

The home itself stands on an excellent corner plot with a generous driveway, garage and good sized garden, perfect for those warmer months which is not directly overlooked at the rear thus giving a sense of privacy.

The home has been significantly upgraded and enhanced by the present owner to include a new central heating system, boiler and shower ( in the main bathroom ) installed in April 2021, uPVC double glazed windows were installed throughout the property in October 2021 and Magnet internal doors fitted in August 2021. The property also benefits from a full rewire in April 2021 and an alarm system which has been recently serviced.

The property provides light and spacious rooms, perfect for the coming and goings of an active family life. The over sized open plan lounge/family room encompasses modern day living. The separate dining room for formal dining, a kitchen/breakfast room and a ground floor shower room which was refurbished in March 2022. The four well appointed bedrooms will certainly suit the needs of a growing family complimented by the well appointed bathroom with four piece suite including a bath and separate shower.

Considerable thought has gone into the layout of this home to use the space in the best way possible with viewings recommended to appreciate what this home has to offer both inside and out.

## Fulthorpe Avenue, Darlington, DL3 9XJ

**4 Bedroom - House - Semi-Detached**

**Price £265,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: C**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

## Fulthorpe Avenue, Darlington, DL3 9XJ

### GROUND FLOOR

Entrance porch through to a hallway with stairs to the first floor, open plan lounge/family room perfect for the coming and goings of an active family life. The lounge area to the front with an open aspect to a versatile family/dining area, refurbished ground floor w.c., separate dining room to the rear with French doors leading to the garden. This versatile room could be used as a spacious office, playroom or study. There is a ground floor shower room and extended kitchen providing a range of wall and base units with work surfaces incorporating a sink unit with mixer tap, electric ceramic hob, chrome chimney style cooker hood, electric oven, plumbing for an automatic washing machine and inset light.



### FIRST FLOOR

A window to the side elevation allowing natural light and hatch allowing loft access. Four good sized bedrooms and a bathroom with four piece white suite comprising panelled bath, separate shower cubicle, wash hand basin, w.c. and chrome towel radiator.



### EXTERNALLY

To the front there is a block paved driveway allowing parking for multiple vehicles leading to a garage for further secure parking or storage with up and over door, lighting and power. It also houses top of the range Worcester combi boiler. To the right of the property there is timber gated access for further secure parking and in turn to the rear garden, perfect to relax and unwind during those warmer months. It is a great size and considered relatively low maintenance having been paved with borders and there is also a garden shed.



Please Note: Council tax band C. Freehold basis.

Robinsons Tees Valley Darlington. Telephone Number 01325 484440 Email Address - darlington@robinsonsteesvalley.co.uk

### ENTRANCE PORCH

### HALLWAY

### LOUNGE/FAMILY ROOM

16'7" narrowing 13'2" x 23'7" max (5.08m narrowing 4.02 x 7.21m max)



### GROUND FLOOR W.C.

### SEPARATE DINING ROOM

16'2" narrowing 12'10" x 10'5" (4.94m narrowing 3.93 x 3.18m)

### GROUND FLOOR SHOWER ROOM

### KITCHEN

7'2" x 24'5" (2.19m x 7.45m)



### FIRST FLOOR LANDING

# Fulthorpe Avenue, Darlington, DL3 9XJ

## BEDROOM

9'11" x 11'3" (3.04m x 3.45m)



## BEDROOM

9'9" narrowing 8'7" x 12'4" (2.99m narrowing 2.62 x 3.77m)

## BEDROOM

7'3" x 11'2" (2.21m x 3.41m)

## BEDROOM

7'7" x 7'10" (2.33m x 2.41m)

## BATHROOM/W.C.

6'5" x 8'0" (1.96m x 2.46m)

## FRONT EXTERNAL

## GARAGE

7'9" x 16'11" (2.37m x 5.18m)



## GARDENS

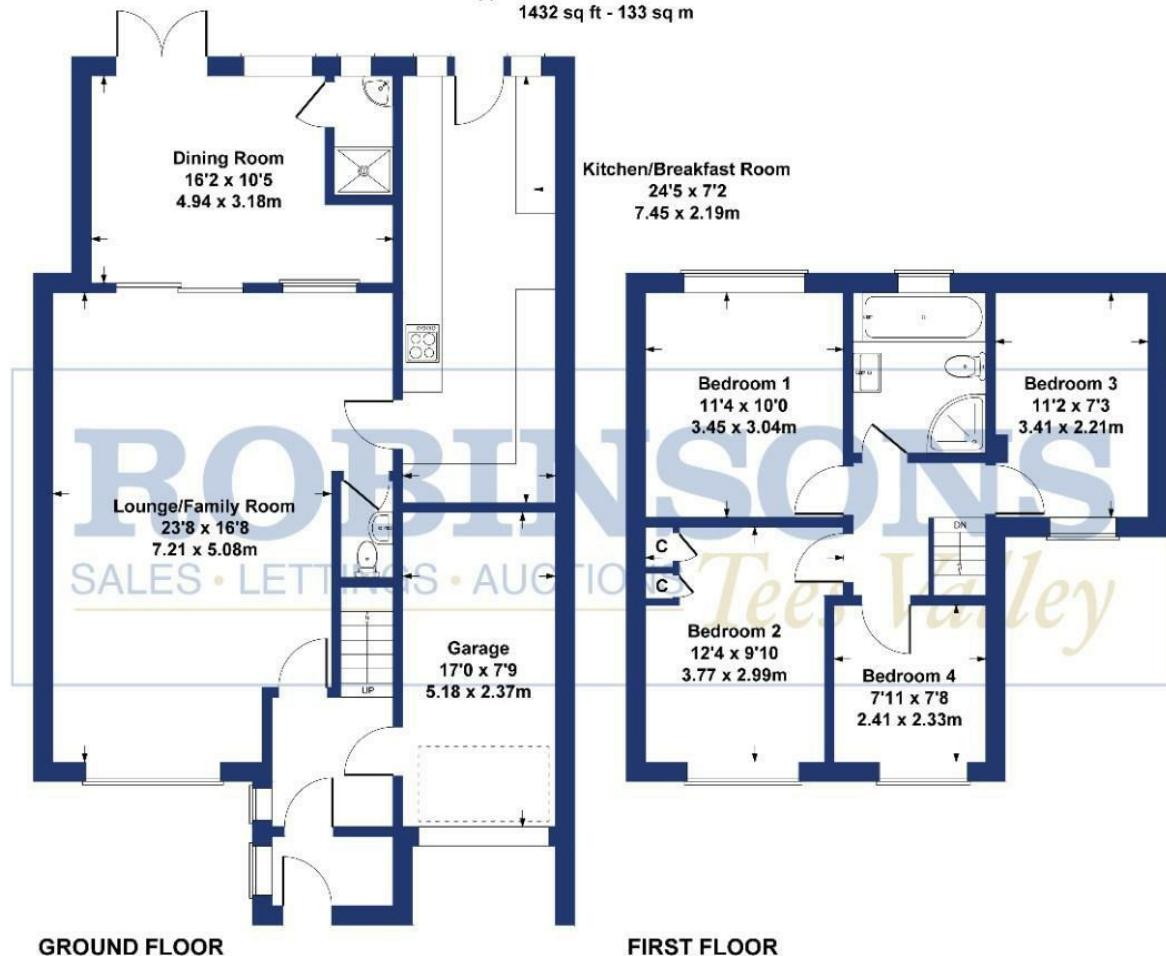


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there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

# Fulthorpe Avenue

Approximate Gross Internal Area

1432 sq ft - 133 sq m



#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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