



The Green, Great Burdon, DL1 3JL
3 Bed - Bungalow - Detached
£425,000

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



SMITH &
FRIENDS
ESTATE AGENTS

The Green Great Burdon Darlington DL1 3JL

*** NO CHAIN SALE ***

*** SPACIOUS DETACHED BUNGALOW ***

*** STUNNING LANDSCAPED GARDENS ***

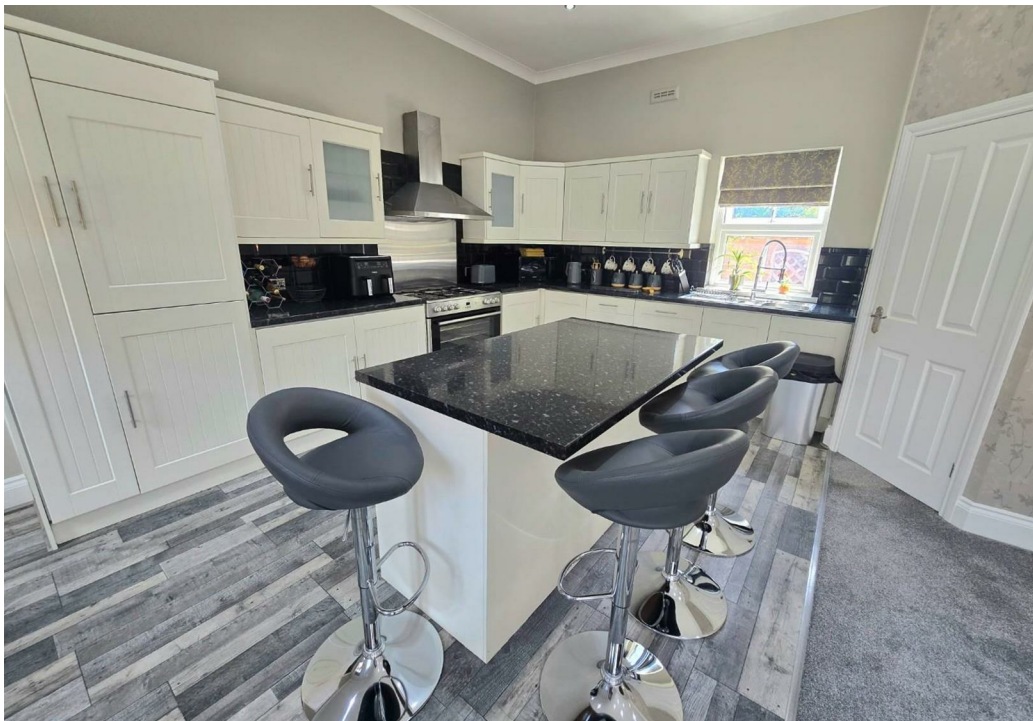
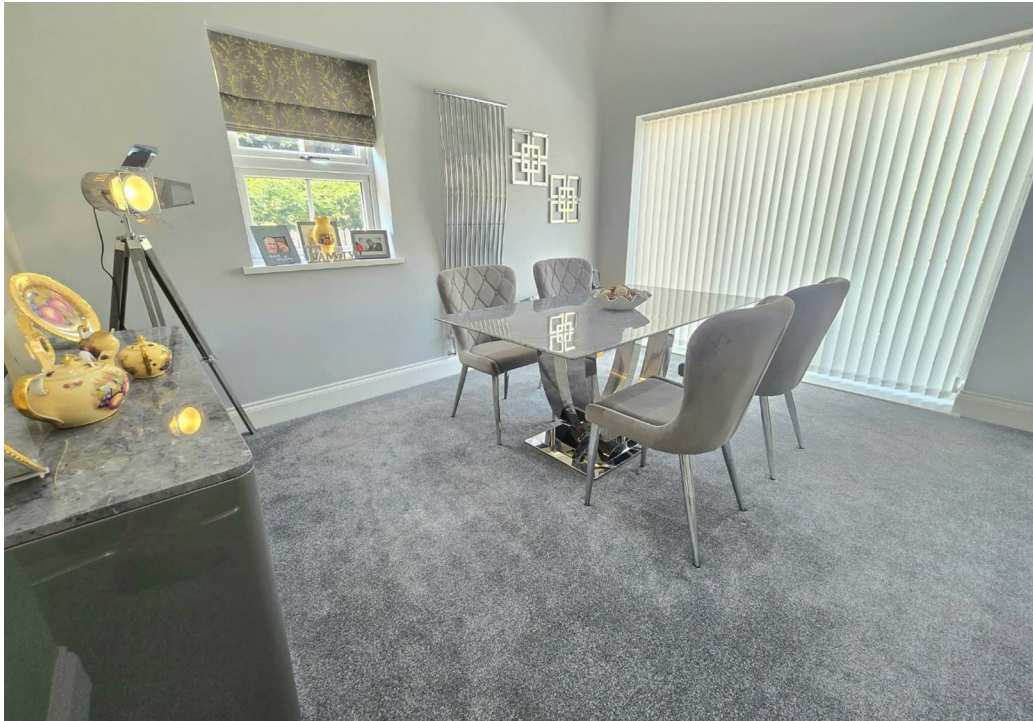
Rare to the market, this beautiful three bedroom detached bungalow, situated within the sought after village of Great Burdon, Darlington. Set back, just off The Green, this bungalow is an ideal purchase within a supportive community.

The property briefly comprises of; Open-Plan Stunning Spacious Kitchen / Diner, Utility Room, Inner Hall, Separate Storage Cupboard, Generous Sized Living Room with Log Burner and Bi-Fold Doors to the Garden, Three Double Bedrooms (Master with En-Suite), and a Four Piece Family Bathroom.

Externally, the property has a generous sized lawn garden, with patio area off the living room, and an additional patio off the lawn. The property has a gravelled area to the rear and a good sized block paved driveway, allowing ample of off-street parking.

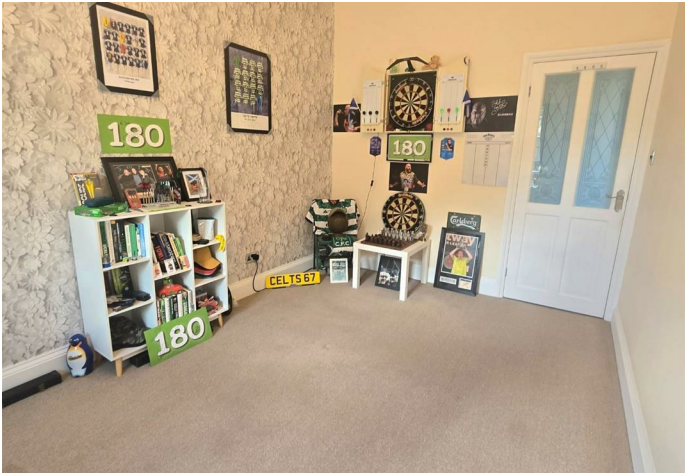
For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.











Entrance Hall

3'1" x 26'10" (0.95m x 8.19m)

Kitchen / Diner

17'9" x 21'3" (5.42m x 6.48m)

Utility Room

4'4" x 10'2" (1.34m x 3.10m)

Storage Room

2'11" x 5'1" (0.89m x 1.57m)

Living Room

21'3" x 17'10" (6.48m x 5.46m)

Bedroom 1

11'7" x 11'0" (3.54m x 3.37m)

En-Suite

5'11" x 10'11" (1.82m x 3.34m)

Bedroom 2

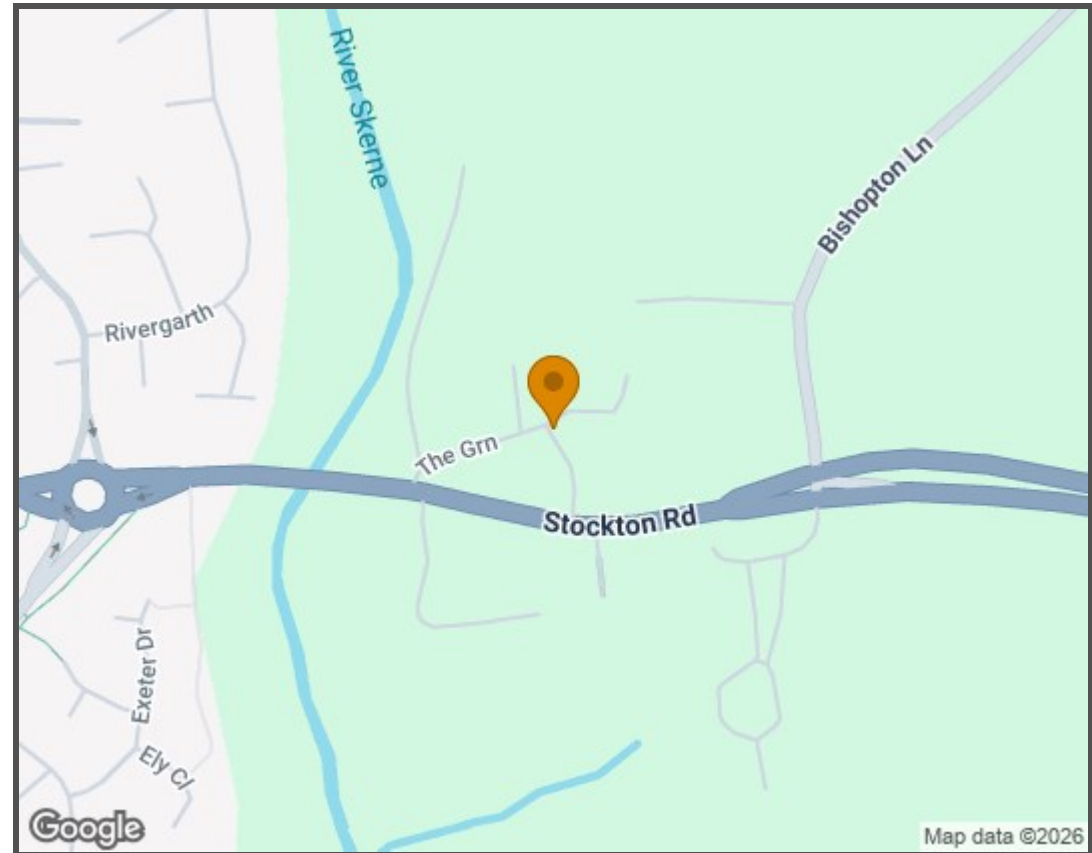
14'3" x 7'6" (4.36m x 2.29m)

Bedroom 3

14'3" x 8'11" (4.35m x 2.74m)

Family Bathroom

10'11" x 9'2" (3.34m x 2.81m)







Approximate total area^m
 1426 ft²
 132.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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