



**** LARGE EXTENDED BUNGALOW *** 'SHOW HOME' STANDARD ****
**** LUXURIOUS REFURBISHMENT *** GARAGE *** VIEWINGS HIGHLY RECOMMENDED ****

This sizeable two double bedroom bungalow has recently undergone significant upgrades throughout. The exceptional high standard can only be fully appreciated upon a thorough viewing which, we strongly advise at your earliest opportunity to avoid disappointment. The owner has thoughtfully and imaginatively converted this to such an impressive property with little regard for cost enjoying improvements, such as external and internal insulation, external Silicone rendering, full internal plastering, full electrical re-wire, comprehensive lighting system, stunning kitchen and shower rooms, the master bedroom now featuring it's own en-suite. Quality flooring has been laid, engineered Oak internal doors fitted, new skirting boards and architraves fitted and the majority of the windows are now triple glazed. There is a lovely multi fuel stove to the lounge with a delightful open aspect front to rear, ideal for entertaining. This bungalow really is a joy, the immense quality runs through in every room with well proportioned, flexible rooms, perfect for modern day living.

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

The Byway, Darlington, DL1 1EH
2 Bed - Bungalow - Semi Detached
£220,000
EPC Rating: C
Council Tax Band: B
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

The Byway, Darlington, DL1 1EH



Located in this extremely popular part of Darlington, the Eastbourne area lies within easy reach local shops, amenities, bus routes, the town centre, train station and links to the A1(M) and A66.

In brief the accommodation comprises of a light and airy entrance hall via a composite front door, double second bedroom off to the right, followed by the larger than average principal reception room which is both light and airy, yet cosy with the focus on a delightful multi-fuel stove. Attractive wall lights fitted and generous bay window, flooding the room with natural light. Fabulous open aspect through to the stunning kitchen, providing an excellent range of units with laminate work services incorporating a stainless steel sink unit with mixer tap, double electric oven, dishwasher, washing machine, chrome chimney style cooker hood and space for a fridge freezer. The delightful open aspect continues to a separate dining area, perfect to entertain, a light filled room via generous skylight above and sliding patio door to the rear, perfect for al-fresco dining. Off to the left of the hallway is the beautifully appointed shower room with modern suite and spacious master bedroom overlooking the garden enjoying a recently installed en-suite shower room.

EXTERNALLY

Significantly improved gardens to front and rear. The front is gravelled for low maintenance along with a re-surfaced driveway running to the left-hand side of the bungalow, allowing ample parking leading to the larger than average garage with up over door, lighting, power, perfect for a mechanical or DIY enthusiast. The rear garden once again, having been significantly improved is an excellent place to relax and unwind during those warmer months, once again considered low maintenance with an artificial lawn having been laid with gravelled borders.

ENTRANCE HALL

BEDROOM

10'1" x 10'6" (3.09m x 3.22m)

LOUNGE

13'7" x 13'7" (4.15m x 4.15m)

KITCHEN

13'7" x 13'8" (4.16m x 4.18m)

DINING AREA

9'4" x 11'1" (2.86m x 3.39m)

SHOWER ROOM/W.C.

BEDROOM

13'4" x 10'3" (4.08m x 3.14m)

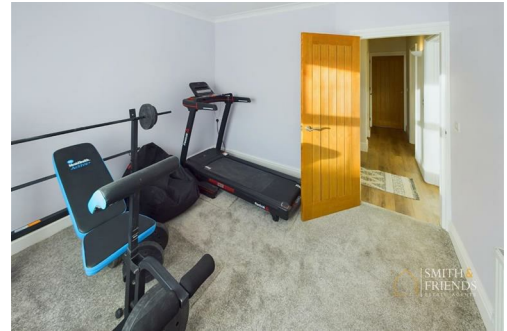
EN-SUITE SHOWER ROOM/W.C.

FRONT EXTERNAL

REAR GARDEN



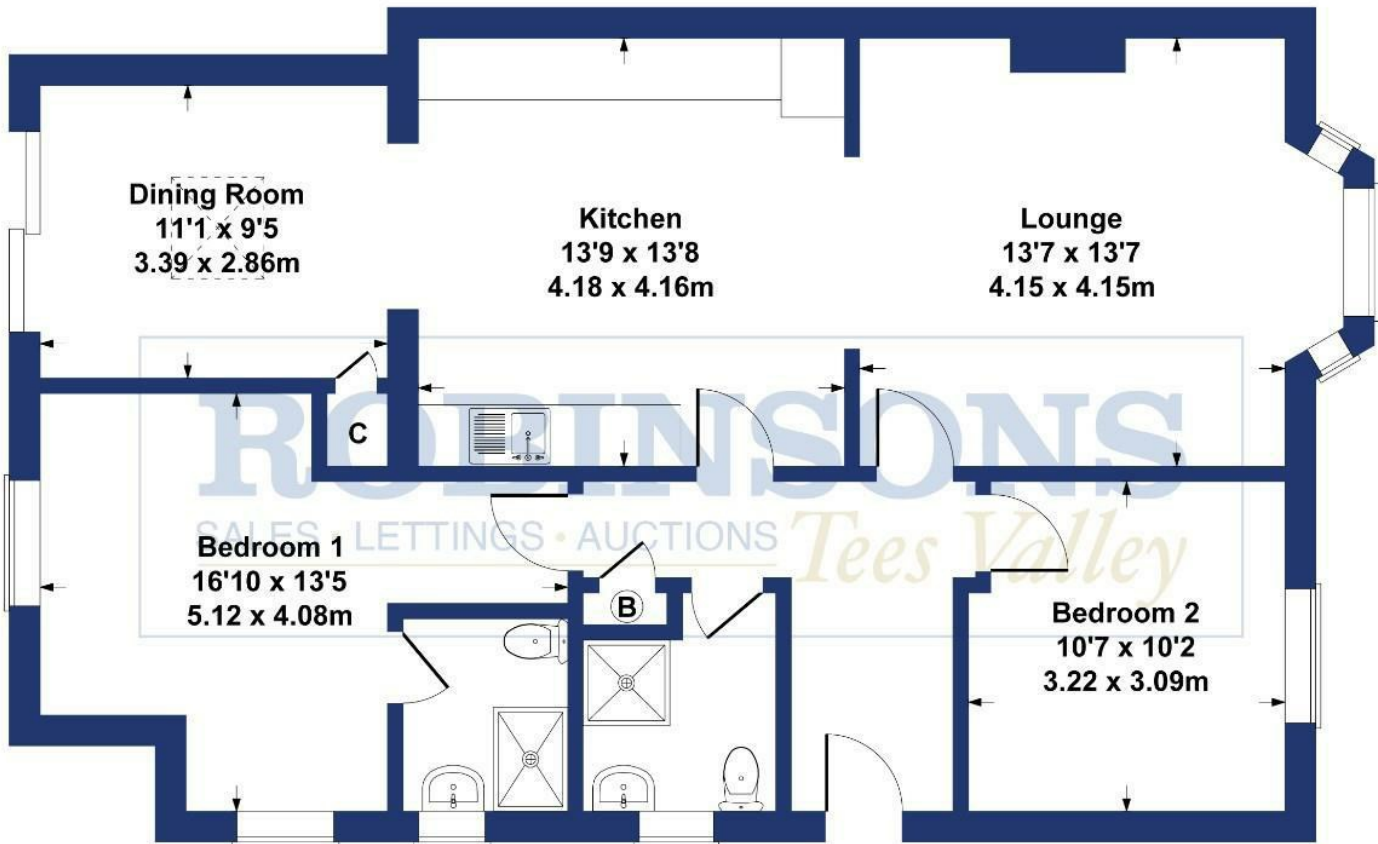
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www.smith-and-friends.co.uk

The Byway

Approximate Gross Internal Area
969 sq ft - 90 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. 2024

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		92
(81-91) B	80	
(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