



**Tintagel Court, DL3 0ZY**  
**4 Bed - House - Detached**  
**£345,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Tintagel Court Darlington DL3 0ZY

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* STUNNING 3/4 BEDROOM DETACHED FAMILY HOME \*\*\*

\*\*\* SIGNIFICANT UPGRADES THROUGHOUT \*\*\*

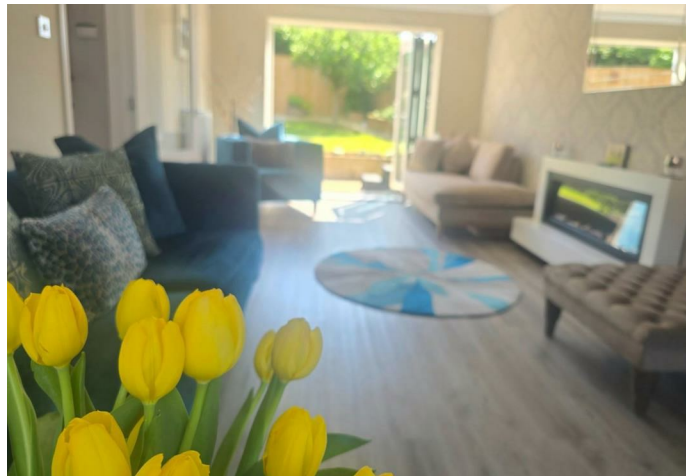
To the market, this stunning 4 bedroom detached family home, offering a mix of style, functionality. Originally designed as a 4-bedroom property, the current owners have artfully converted the fourth bedroom into a dressing room, which can be converted back by the owners subject to buyers request. Situated in the ever popular Harrowgate Farm development of Darlington, this property is positioned with good access routes to the A1M, A66 and good transport links.

The property briefly comprises of; entrance hall, separate open space dining room, good sized living room offering dual aspect views, with French doors to the rear garden. One stunning highlight to this property is the spectacular open-plan kitchen / diner, with an extension carried out in 2023, finishing the kitchen with sliding doors, large skylight flooding the kitchen with ample of natural light and white granite worktops, and a downstairs WC.

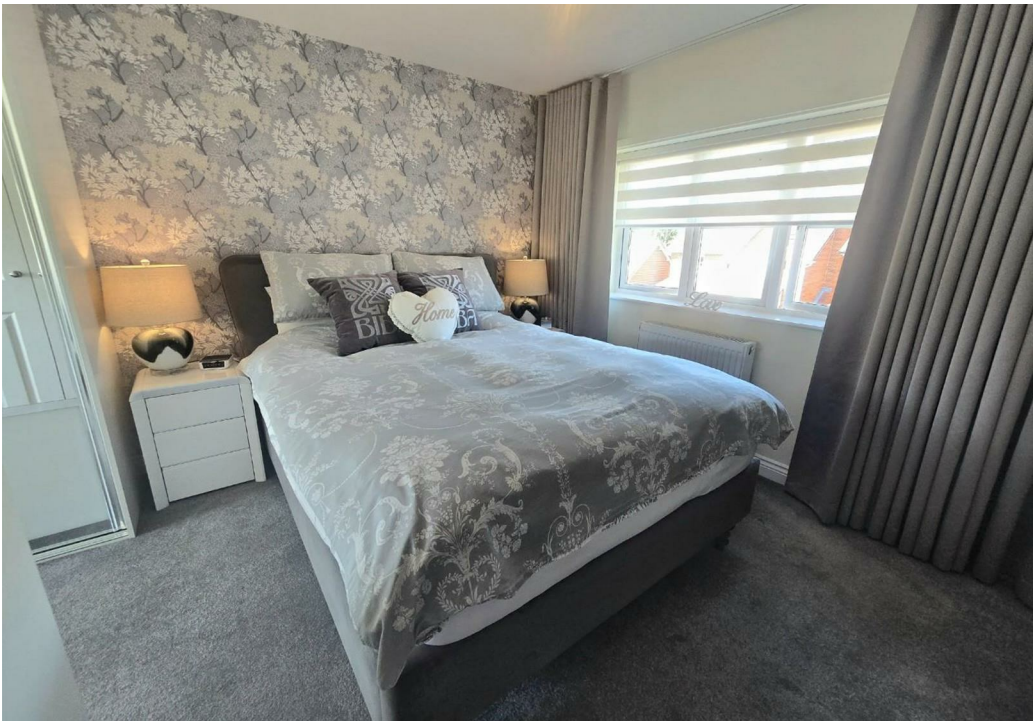
The first floor provides a spacious landing with a bay window, and three double bedrooms, master bedroom has had the fourth bedroom merged to create a large open space bedroom with walk-in dressing room, and bedroom two has built-in wardrobes and a modern en-suite shower room, plus a lovely family bathroom. The fourth bedroom can be converted back at the buyers request.

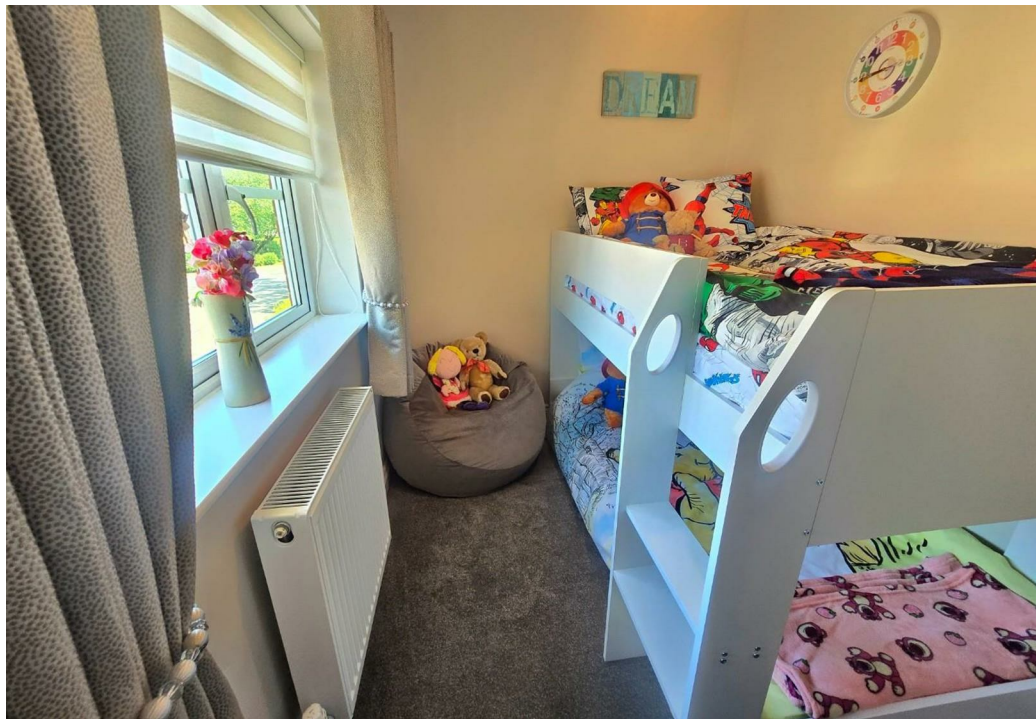
Externally, the property has a lovely landscaped garden to the front and also benefitting from a south facing to the rear, with no expense spared, from ample of off-street parking at the front with a garage, whilst the rear has a patio area leading to a new sun room, allowing people to work from home or use as a home gym/games room.

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











## GROUND FLOOR

### Entrance Hall

6'1" x 14'0" (1.86m x 4.29m)

### Dining Room

10'11" x 10'8" (3.33m x 3.27m)

### Living Room

10'11" x 21'4" (3.35m x 6.52m)

### Open-Plan Kitchen / Diner

17'6" x 16'10" (5.34m x 5.14m)

### Downstairs WC

2'11" x 5'1" (0.90m x 1.56m)

### Sun Room

12'4" x 9'4" (3.76m x 2.86m)

## FIRST FLOOR

## Landing

6'0" x 16'6" (1.85m x 5.05m)

### Bedroom 1

10'11" x 21'9" (3.35m x 6.65m)

### Bedroom 2

11'3" x 10'3" (3.44m x 3.14m)

### En-Suite

3'10" x 7'3" (1.17m x 2.23m)

### Bedroom 3

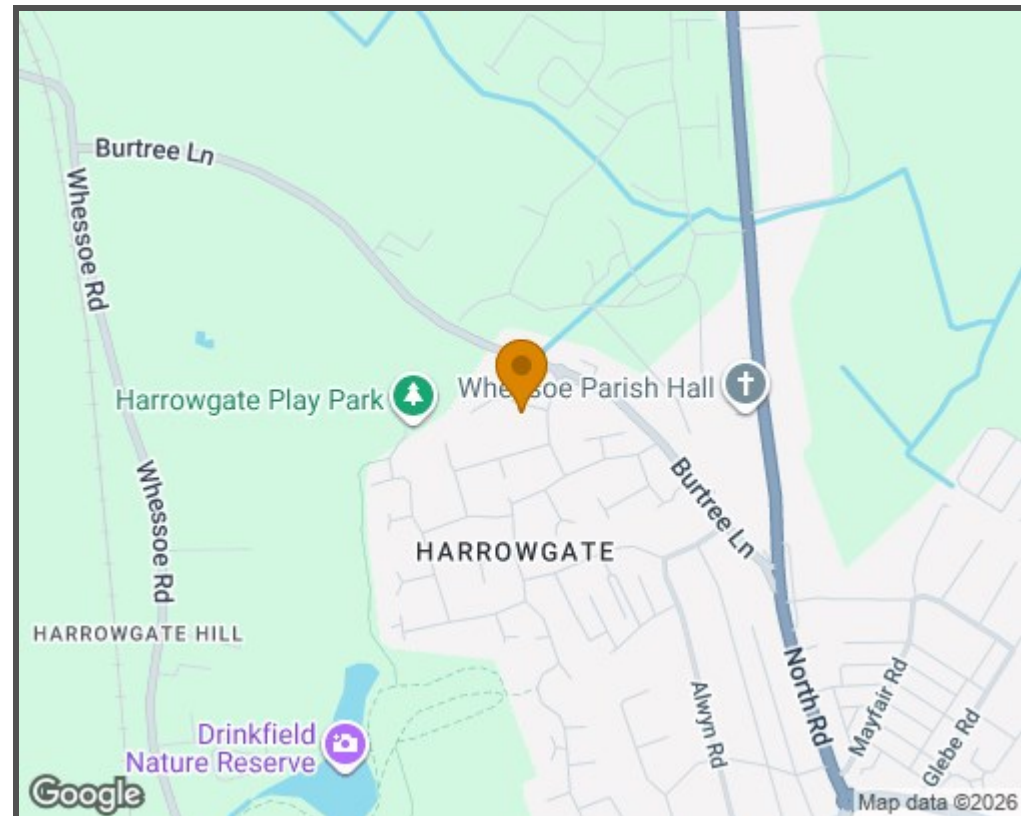
11'1" x 6'5" (3.40m x 1.96m)

### Family Bathroom

6'6" x 6'9" (2.00m x 2.06m)

## GARAGE

9'10" x 18'5" (3.00m x 5.62m)







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1551 ft<sup>2</sup>  
144.2 m<sup>2</sup>

(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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</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 |                         |           |
| <b>England &amp; Wales</b>                  | 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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