



**Falmouth Drive, Darlington, DL3 0ZS**  
**3 Bed - House - Semi-Detached**  
**Offers Over £180,000**

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



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## Falmouth Drive, DL3 0ZS

This attractive three-bedroom family home combines modern open-plan living with outdoor space, great schools and excellent transport links.

The light and airy open-plan lounge/diner is perfect for entertaining or relaxed family living, flowing into a stylish kitchen with walnut-finish units, contrasting worktops, built-in oven, gas hob with chimney hood and large pan drawers.

Upstairs are three well-proportioned bedrooms, including a main bedroom with en-suite shower room, plus a modern family bathroom.

Externally the property benefits from a well-kept garden to the rear, complete with a charming summerhouse/garden bar, whilst the frontage is open plan lawn with off-street parking and an attached garage, offering both convenience and storage.

Falmouth Drive sits within a popular residential area, close to schools, shops, parks and transport links. Families are well served by education: Carmel College (11–18), rated Outstanding by Ofsted, and Abbey Junior School, rated Good, are both nearby, with further strong options across Darlington.

Darlington Railway Station, on the East Coast Main Line, provides fast services to London, Edinburgh, Newcastle and York. Local bus routes connect the town and surrounding areas, while the nearby A1(M) makes commuting across the region simple.

Residents enjoy easy access to green spaces, cycle routes, leisure facilities, and a wide choice of shops, cafés and restaurants.

Offering a blend of style, space and location, Falmouth Drive is ideal for families or professionals looking for a well-connected home in Darlington.

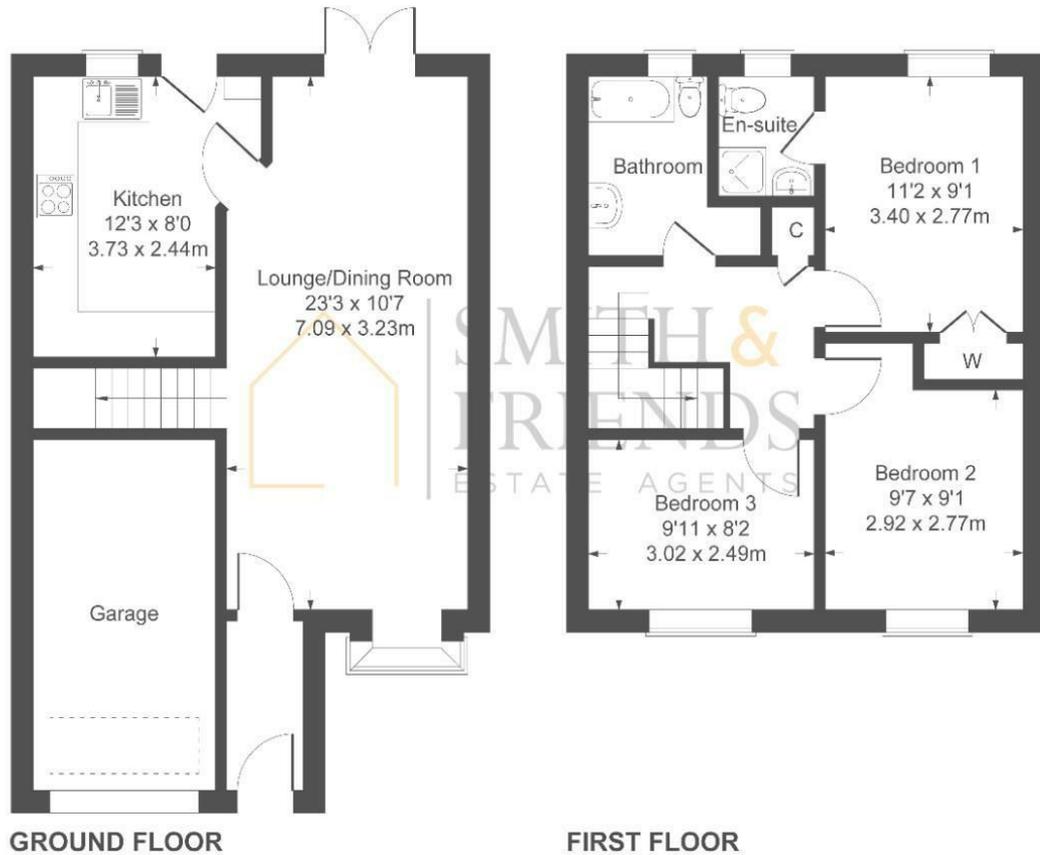






# Falmouth Dv

Approximate Gross Internal Area  
850 sq ft - 79 sq m  
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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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