



Herriot Court, Darlington, DL1 3RZ
4 Bed - House - Detached
£260,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Herriot Court, DL1 3RZ

*** BEAUTIFUL FAMILY HOME ***
*** DOUBLE WIDTH DRIVEWAY ***

Positioned at the end of a quiet cul-de-sac, this lovely four bedroom detached family home, is ideal for a growing family or first time buyers.

The property briefly comprises of; Entrance Hallway, Spacious Living Room, Open-Plan Kitchen/Diner with French Doors to the Rear Garden. At the rear of the property is an Inner Hall, with Downstairs WC and additional Reception Room with further French Doors to the rear garden.

The first floor provides a Landing, Three Double Bedrooms, (Master Bedroom has an En-Suite Shower Room), in addition you will find a Fourth Bedroom and a Family Bathroom.

Externally, the property benefits from a South Facing Rear Garden that was Landscaped in 2023, whilst the front of the property benefits from a Double Width Block Paved Driveway, allowing ample of off-street parking.

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



GROUND FLOOR

Entrance Hall
4'7" x 6'0"

Living Room
12'5" x 13'9"

Kitchen / Diner
15'7" x 10'10"

Inner Hall
4'2" x 4'11"

Downstairs WC
4'4" x 5'0"

Rear Reception Room
8'9" x 12'4"

FIRST FLOOR

Landing
6'2" x 8'9"

Bedroom 1
8'11" x 15'1"

En-Suite
8'9" x 2'7"

Bedroom 2
8'7" x 12'2"

Bedroom 3
9'1" x 9'8"

Bedroom 4
6'9" x 9'1"

Family Bathroom
6'2" x 6'0"







Approximate total area⁽¹⁾
 1059 ft²
 98.4 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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