



Kielder Drive, Darlington, DL1 2BE
4 Bed - House - Detached
£220,000

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



SMITH &
FRIENDS
ESTATE AGENTS



Kielder Drive, DL1 2BE

*** IDEAL FAMILY HOME ***
*** MULTIPLE RECEPTION ROOMS ***

Situated within the sought after area of Haughton, Darlington, this lovely four bedroom detached family home, is an ideal family home or first time buyer home in our opinion.

The property briefly comprises of; entrance hall, downstairs wc, good sized living room with separate dining room, conservatory and a fitted kitchen with integral access to the garage.

The first floor provides a spacious landing, with three double bedrooms, in addition at the rear is a single bedroom, and a three piece family bathroom.

Externally, the property has a double width driveway to the front, with well maintained lawn surrounded by hedges and an single integral garage. To the rear is an enclosed garden, with patio area and lawn.

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



GROUND FLOOR

Entrance Hall

8'9" x 15'4" (2.69m x 4.68m)

Downstairs WC

5'2" x 4'5" (1.59m x 1.37m)

Living Room

11'2" x 19'9" (3.42m x 6.02m)

Dining Room

9'1" x 9'8" (2.79m x 2.95m)

Conservatory

8'0" x 9'1" (2.44m x 2.79m)

Kitchen

8'8" x 12'8" (2.66m x 3.87m)

FIRST FLOOR

Landing

5'10" x 6'3" (1.80m x 1.92m)

Bedroom 1

12'9" x 10'6" (3.90m x 3.21m)

Bedroom 2

11'1" x 8'11" (3.39m x 2.73m)

Bedroom 3

9'1" x 10'5" (2.79m x 3.19m)

Bedroom 4

9'1" x 9'0" (2.77m x 2.76m)

Family Bathroom

9'3" x 5'7" (2.82m x 1.72m)

SINGLE INTEGRAL GARAGE

9'8" x 16'7" (2.95m x 5.06m)







Ground Floor



Floor 1

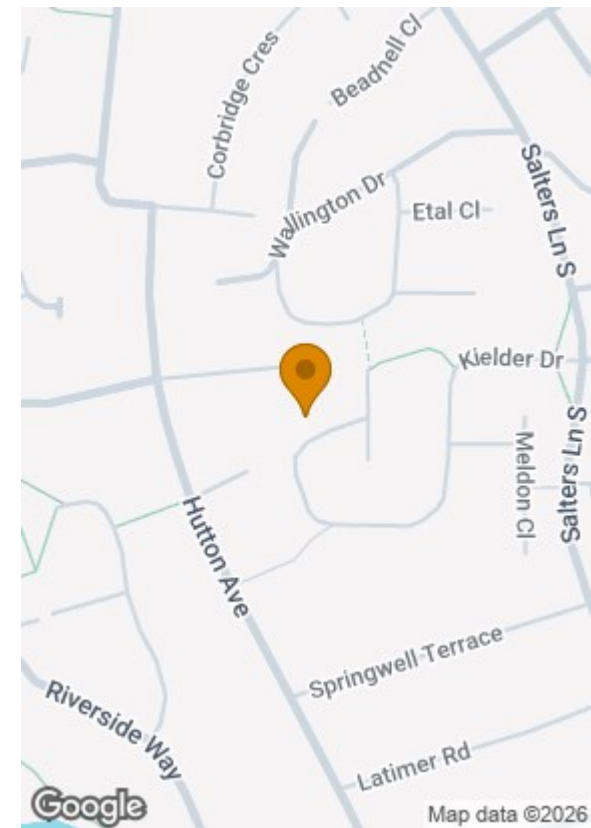
Approximate total area⁽¹⁾

1316 ft²
122.1 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	80
	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.

7 Duke Street, Darlington, Co. Durham, DL3 7RX

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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