



**** PROFESSIONAL VIRTUAL TOUR AVAILABLE *** 3/4 BEDROOM DETACHED PROPERTY *** SOUGHT AFTER HIGH GRANGE DEVELOPMENT *** CUL-DE-SAC LOCATION *** CORNER PLOT *** CONVERTED GARAGE *** GARDEN ROOM *** UTILITY ROOM *** GROUND FLOOR W/C *** EN-SUITE *** GARDENS FRONT AND REAR *** LARGE DRIVEWAY ****

We are delighted to bring this beautifully presented 3/4 bedroomed detached property to the market. Located in the ever popular High Grange development, the property has undergone several recent improvements to include a garage conversion, new kitchen, utility room, cloakroom, bathroom, en-suite and newly installed boiler. The property also benefits from having gas central heating and is uPVC double glazed.

Local amenities lie within easy reach, with the town centre being only a short drive away. Additionally there are good transport links to the A1 and A66.

In our opinion, the property would appeal to a number of buyers and must be viewed to be fully appreciated. Early viewing is recommended.

Greensfield Close, Darlington, DL3 0ED

4 Bed - House - Detached

£245,000

EPC Rating D

COUNCIL TAX BAND D

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Greensfield Close, Darlington, DL3 0ED

GROUND FLOOR

Hallway with storage cupboard, leading to lounge, office/ 4th bedroom and stairs to first floor. The spacious lounge benefits from having a electric fire with surround and double doors leading into a well proportioned dining room. The modern kitchen features a range of gloss wall and base units, composite sink, integrated appliances including gas hob, electric oven and extractor. Additionally there is space for a fridge/freezer and dishwasher and an under stair storage cupboard/pantry. A utility room is located just off the kitchen and features wall and base units, integrated freezer, plumbing for a washing machine and housed wall mounted boiler.

An external door leads into the garden and a further door into the cloakroom, comprising of a wc and wash hand basin. The large light and bright garden room with tiled floor is accessed from the dining room and features French doors leading into the garden room.

FIRST FLOOR

Landing area benefits from having a storage cupboard and loft access. There are three double bedrooms each featuring a built in wardrobe. The master bedroom benefits from having a well proportioned refurbished en-suite, with heated towel rail and tiled floor, and comprises of a shower cubicle, wash hand basin and wc. A well appointed family bathroom, again which has been recently refurbished, comprising of a bath, wash hand basin and wc.

EXTERNALLY

To the front there is a lawned garden and double driveway. A storage shed is located to the side of the property. Additionally there is side gated access. The enclosed rear garden is laid to lawn with borders and features a patio area, making it an ideal space to entertain in the summer months.

ENTRANCE HALLWAY

LOUNGE

16'5 x 12'0 (5.00m x 3.66m)

DINING ROOM

8'4 x 8'9 (2.54m x 2.67m)

GARDEN ROOM

10'7 x 8'6 (3.23m x 2.59m)

KITCHEN

9'4 x 9'0 (2.84m x 2.74m)

UTILITY ROOM

5'3 x 5'9 (1.60m x 1.75m)

GROUND FLOOR W/C

5'3 x 2'8 (1.60m x 0.81m)



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BEDROOM FOUR/STUDY
7'2 x 16'10 (2.18m x 5.13m)

FIRST FLOOR LANDING

MASTER BEDROOM
11'5 x 11'8 (max) (3.48m x 3.56m (max))

EN-SUITE SHOWER ROOM/W.C
5'0 x 5'6 (1.52m x 1.68m)

BEDROOM
8'3 x 12'1 (2.51m x 3.68m)

BEDROOM
12'0 x 7'10 (3.66m x 2.39m)

FAMILY BATHROOM W.C
6'4 x 5'5 (1.93m x 1.65m)

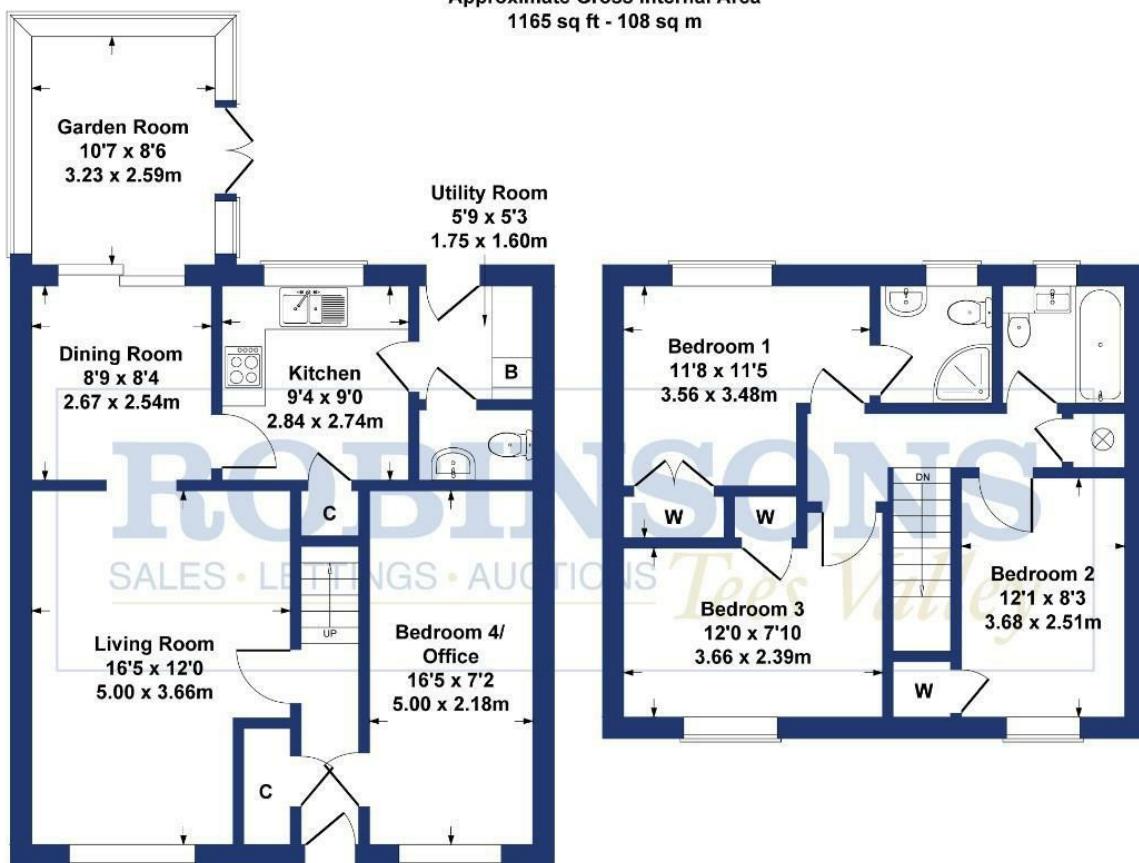
EXTERNALLY

FRONT ELEVATION



Greensfield Close

Approximate Gross Internal Area
1165 sq ft - 108 sq m



GROUND FLOOR

FIRST FLOOR

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. 2022

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		
	68	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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