



\*\* MODERN FAMILY HOME \*\* \* BI-FOLD DOORS DINING AREA \*\* \* STUDY \*\*  
\*\* EN-SUITE TO MAIN BEDROOM \*\* \* REAR GARDEN \*\* \* GARAGE \*\*

We are pleased to offer for sale this modern family home located in the popular Eastbourne area of Darlington which is within easy reach of the railway station, local amenities and good transport links to both the A1(M) and A66.

The property briefly comprises of an entrance hallway, lounge to the front, study, modern fitted kitchen/dining room with integrated appliances and bi-fold doors to the rear garden, useful utility room and ground floor w.c. To the first floor there are three good size bedrooms, en-suite shower room to the master bedroom which also has a very useful walk-in wardrobe, family bathroom with modern suite.

Please Note: this property was originally a four bed and could be easily converted back.

Externally there is a good sized garden which is mainly laid to lawn and a driveway allowing off street parking leading to a garage.

Council Tax Band D - EPC Band B - Freehold basis  
Please contact Smith & Friends to arrange of viewing

**Kingfisher Way, Darlington, DL1 1FS**

**3 Bed - House - Detached**

**£220,000**

**EPC Rating: B**

**Council Tax Band: D**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Entrance Hall



Ground floor w.c.

Lounge

13'x10'4 (3.96mx3.15m)

Study

7'x6'2 (2.13mx1.88m)

Kitchen/Dining area

20'10" x 12'2 (6.35m x 3.71m)

Utility Room

6' x 5'4" (1.83m x 1.63m)

First Floor Landing

Bedroom

12'3x10'6 (3.73mx3.20m)



Walk-In Wardrobe

7'2x8'11 (2.18mx2.72m)

En-suite Shower Room

7'11x3'11 (2.41mx1.19m)

Bedroom

12'4x6'8 (3.76mx2.03m)

Bedroom

10'7x10'6 (3.23mx3.20m)



Bathroom/w.c.

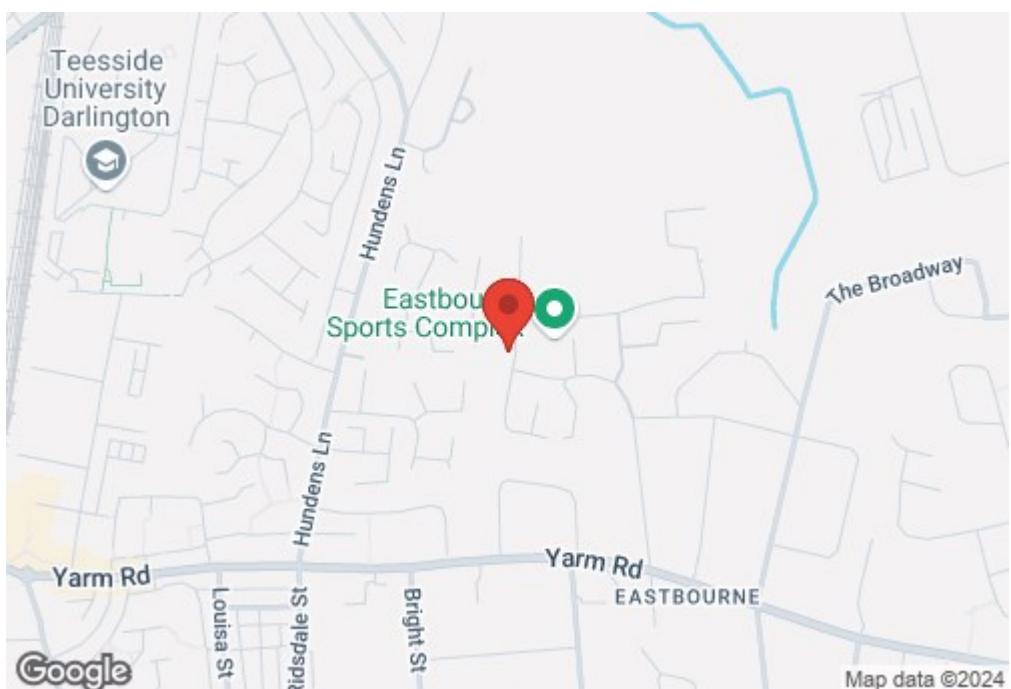
5'9" x 7'3" (1.77m x 2.23m)

Rear Garden

Front External



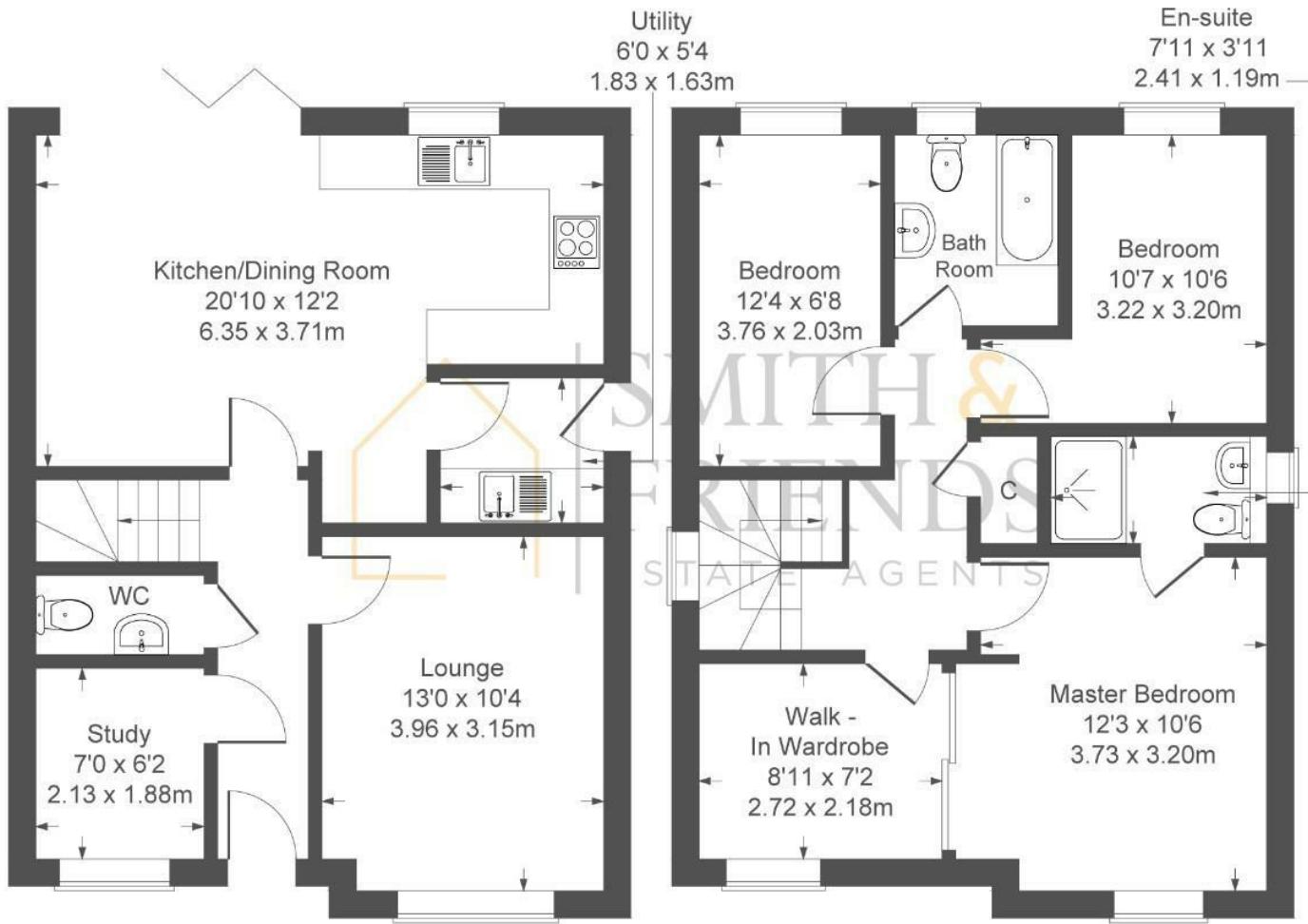
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# Kingfisher Way

Approximate Gross Internal Area  
1129 sq ft - 105 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	100
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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