



**** EXTENDED FAMILY HOME ** ** OPEN TO OFFERS ** ** CONVERTED GARAGE **
** MODERN KITCHEN, BATHROOM and EN-SUITE ** ** DESIRABLE OAKFIELD LODGE DEVELOPMENT ****

Nicely positioned on this quiet cul-de-sac in the ever popular Cockerton area of Darlington, which lies within easy reach of the town centre and the A1(M). The home has been well cared for and improved by the present owners resulting in a spacious, light and airy home with well proportioned rooms, perfect for the coming and goings of an active family life. A stunning kitchen has been fitted along with luxurious bathroom and en-suite facilities.

The garage has been thoughtfully converted to allow for a versatile room, ideal for a spacious office or playroom. With three good size bedrooms, the master with en-suite and four potential reception rooms we anticipate demand to be high with early viewings recommended to appreciate this home.

Please Note: Council tax band B. Freehold basis. EPC Band C.

Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

Wederly Close, Darlington, DL3 0GX

3 Bedroom - House - Semi-Detached

£199,995

EPC Rating: C

Tenure: Freehold

Council Tax Band: C

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Wederly Close, Darlington, DL3 0GX

GROUND FLOOR

Entrance hall, principal reception room to the front with a pleasant open archway to a separate dining room, ideal for entertaining family and friends. The dining room has an open spindle balustrade to the first floor and access to the conservatory extension, which is fully uPVC double glazed, allowing further ground floor accommodation. Beautifully appointed kitchen has been modernised in recent years with a fantastic range of wall and base units with laminate work surfaces incorporating a sink unit with mixer tap, electric induction hob with chrome chimney style cooker hood, double electric oven, integrated dishwasher, washing machine and vertical radiator. The converted garage provides the potential for a fourth reception room and would make an ideal office/study, snug or playroom.

FIRST FLOOR

Landing with linen cupboard and hatch allowing loft access. Three well-dressed bedrooms, the master of particular interest with fitted wardrobes and refurbished shower room which comprises of a shower cubicle, vanity wash hand basin, w.c. and chrome towel radiator. To complete the internal accommodation is a beautifully appointed bathroom with panelled bath and overhead shower, vanity wash hand basin, w.c. and chrome towel radiator.

EXTERNALLY

There is a generous driveway to the front for parking, pedestrian side access to the rear garden which is considered relatively low maintenance with artificial lawn having been laid. There is a garden shed, outside water tap and paved patio area, perfect for those warmer months.

ENTRANCE HALL

PRINCIPAL RECEPTION ROOM

11'6" x 14'3" (3.53m x 4.35m)

DINING ROOM

10'5" x 13'8" (3.19m x 4.19m)

CONSERVATORY

9'0" x 10'11" (2.76m x 3.35m)

KITCHEN

9'1" x 13'3" (2.77m x 4.06m)

CONVERTED GARAGE

8'0" x 15'8" (2.44m x 4.78m)

FIRST FLOOR LANDING

BEDROOM

11'6" x 9'7" (3.51m x 2.93m)



Wederly Close, Darlington, DL3 0GX

SHOWER ROOM/W.C.

BEDROOM

9'8" x 10'9" (2.96m x 3.28m)

BEDROOM

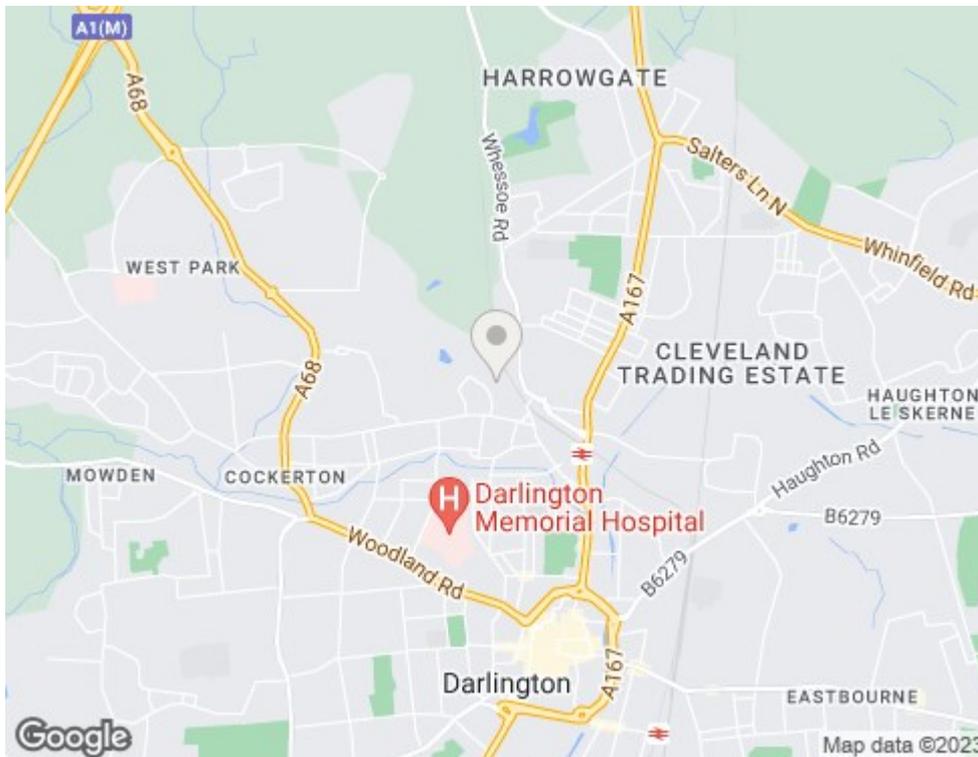
9'11" x 8'2" (3.03m x 2.50m)

BATHROOM/W.C.

6'8" x 5'7" (2.05m x 1.71m)

FRONT EXTERNAL

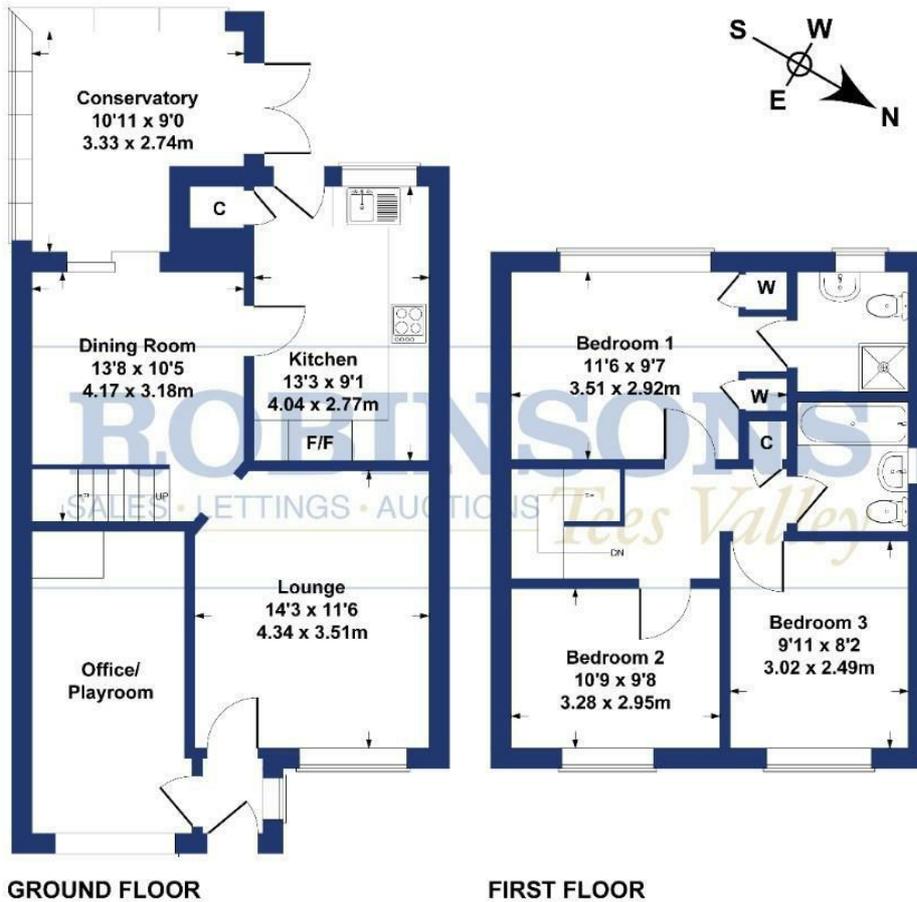
REAR GARDEN



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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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Wederly Close
 Approximate Gross Internal Area
 1131 sq ft - 105 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. 2023

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		
	74	84
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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