



**\*\* SOUGHT AFTER MODERN DEVELOPMENT \*\* \*\* BEAUTIFULLY APPOINTED FAMILY HOME \*\*  
**\*\* SOUTH FACING REAR GARDEN \*\* \*\* MASTER WITH EN-SUITE \*\*****

We anticipate demand to be high for this delightful three bedroom semi detached property newly built in 2015 and still within the 10 year NHBC Warranty.

The home has been extremely well cared for and improved including solar panels and a rear garden which also has a favourable Southerly aspect thus gaining the majority of the afternoon/evening sun. The home is in excellent decorative order with quality kitchen and bathroom facilities.

#### GROUND FLOOR

A light and airy hall with stairs to the first floor. A good sized lounge overlooking the front including a feature fireplace, a ground floor cloaks/w.c. with white suite and stunning kitchen/diner, perfect to maximise on family time. The kitchen provides a modern range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, electric ceramic hob, chrome chimney style cooker hood, electric oven, a wall mounted combi boiler and French doors to the garden.

#### FIRST FLOOR

A landing opening to three well appointed bedrooms, two doubles and a single. The master enjoying en-suite showering facilities with a shower cubicle, wash hand basin and w.c. The second bedroom with fitted wardrobes. The bathroom has a quality white suite comprising of panelled bath, wash hand basin, w.c. and tiled flooring.

#### EXTERNALLY

An open lawned garden to the front along with a hard surface driveway allowing off street parking. Pedestrian side access to the impressive rear garden which is a 'must see' having been significantly improved and is laid to lawn with borders, outside water tap and a paved patio area, perfect for al-fresco dining.

**Barlby Drive, Darlington, DL3 0QD**  
**3 Bed - House - Semi-Detached**  
**Offers Over £165,000**

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**ENTRANCE HALL**

**LOUNGE**  
12'1x13'8 (3.68mx4.17m)

**GROUND FLOOR W.C.**

**KITCHEN/DINER**  
15'4x9'4 (4.67mx2.84m)

**FIRST FLOOR LANDING**

**BEDROOM**  
8'6x10'7 (2.59mx3.23m)

**EN-SUITE SHOWER ROOM**

**BEDROOM**  
10'x11'2 (3.05mx3.40m)

**BEDROOM**  
6'6x11'6 max (1.98mx3.51m max)

**BATHROOM/W.C.**

**FRONT EXTERNAL**

**REAR GARDEN**



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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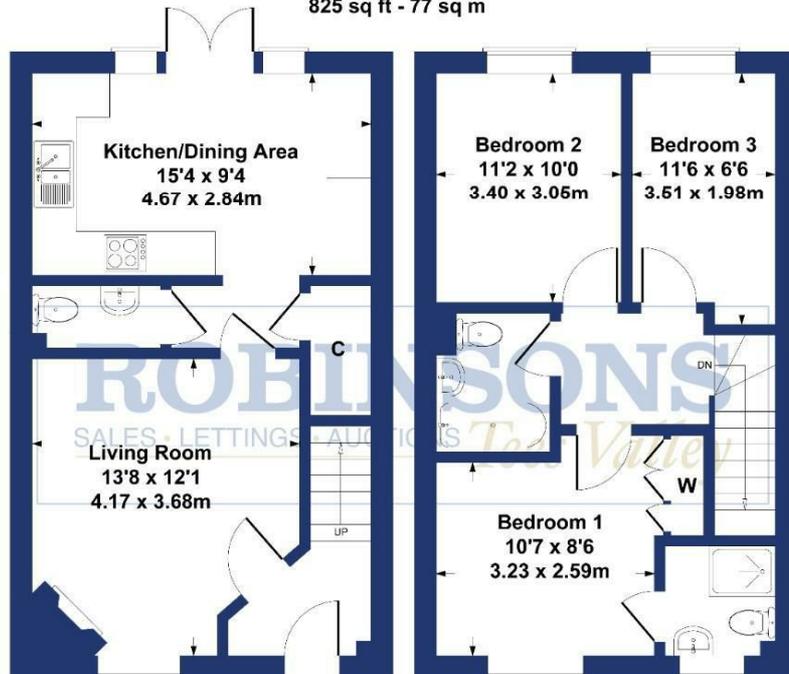
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## Barlby Drive

Approximate Gross Internal Area  
825 sq ft - 77 sq m



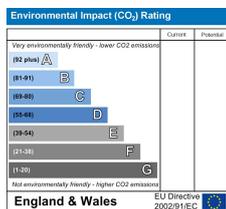
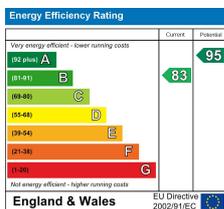
GROUND FLOOR

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



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