



**** LUXURIOUS FAMILY HOME *** LARGE GROUND FLOOR EXTENSION ****
**** PRIVATE LANDSCAPED REAR GARDEN *** SUMPTUOUS INTERIOR DESIGN ****
**** REFURBISHED KITCHEN & BATHROOM ****

We anticipate demand to be high for this beautifully presented and significantly improved four bedroom detached property located on this peaceful development, in the extremely popular Haughton area of Darlington.

It lies within walking distance of local shops, amenities and schooling, with both the A1(M) & A66 in east reach perfect for those looking to commute.

The home has been extremely well cared for and maintained by the present owners, the recent extension a must see allowing for both relaxing and dining, with large five panel bi-fold doors giving you that lovely connection to the garden, which has a great degree of privacy, which is so often thought, but not often found.

The beautifully appointed kitchen enjoys granite work surfaces and integrated appliances whilst the bathroom is currently being refurbished. All external uPVC double glazed windows have been renewed in recent years and there is gas central heating via a refitted Combi boiler.

It is a wonderfully welcoming and relaxing family home with well proportioned, flexible rooms which will certainly suit the needs of a variety of buyers. The ground floor extension now adds to an excellent amount of accommodation, really attracting modern day living.

Kielder Drive, Darlington, DL1 2BD

4 Bedroom - House - Detached

Offers In The Region Of £280,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: D

ROBINSONS
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Kielder Drive, Darlington, DL1 2BD

Please Note: Council tax band D. EPC band D. Freehold basis.

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

GROUND FLOOR

A light and airy hallway giving a good first impression with useful under stairs storage cupboard, ground floor cloaks/w.c. with refurbished white suite comprising of vanity unit with sink, w.c. and chrome towel radiator. The excellent sized principal reception room to the front is both spacious, yet cosy featuring a bow style window, stunning feature fireplace with electric fire, and mood lighting. The impressive refurbished kitchen provides an excellent range of wall and base units with granite work surfaces incorporating a stainless steel sink unit with mixer tap, five ring gas hob with chrome chimney style cooker hood along with integrated fridge, freezer and dishwasher. Off the kitchen is a useful large utility room with plumbing for an automatic washing machine and wall mounted Baxi boiler (providing gas central heating and domestic hot water).

The utility was originally part of the garage before being thoughtfully converted. There is a nice dining area or office space with pleasant open aspect to the ground floor extension erected in 2022 which will certainly not fail to impress, perfect for the coming and goings of an active at family life. There is inset light lighting and large bi-fold doors perfect for alfresco dining.

FIRST FLOOR

A window to the front elevation allowing natural light and a hatch allowing loft access. There are four well dressed bedrooms, perfect for a growing family, the master with fitted wardrobes along with an impressive, recently refurbished family bathroom with four piece suite comprising roll top bath, wash hand basin, W/C, separate shower cubicle and chrome towel radiator.

EXTERNALLY

There is a well kept garden to the front which has been landscaped featuring borders and trees. A block paved driveway, recently extended, allows parking for multiple vehicles, caravan or motorhome. It leads to a useful store with electric remote control roller door, lighting and power (original garage).

Pedestrian side access to the rear garden which has been extremely well cared for and maintained with a nice decked and paved areas providing an excellent place to relax and unwind during those warmer months. There is also a lean to shed which runs along the side of the property ideal for storage

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS/W.C.

LOUNGE

19'8" x 10'11" (6.00 x 3.34)



Kielder Drive, Darlington, DL1 2BD

DINING AREA/OFFICE
10'5" x 8'5" (3.20 x 2.57)

KITCHEN
12'7" x 8'7" (3.84 x 2.62)

FAMILY ROOM/GARDEN ROOM
20'0" x 11'10" (6.11 x 3.63)

UTILITY ROOM
8'7" x 7'1" (2.64 x 2.18)

STORE ROOM
9'6 x 8'8 (2.90m x 2.64m)

FIRST FLOOR LANDING

BEDROOM ONE
14'4" x 10'5" (4.37 x 3.18)

BEDROOM TWO
10'5" x 9'1" (3.18 x 2.79)

BEDROOM THREE
10'9" x 12'0" (3.28 x 3.67)

BEDROOM FOUR
9'1" x 8'9" (2.79 x 2.67)

BATHROOM/W.C.

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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12 Kielder Drive

Approximate Gross Internal Area
1528 sq ft - 142 sq m



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		
	66	76
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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