



#### PUBLIC NOTICE

10 Newquay Close, Darlington, County Durham, DL3 0ZT  
We are acting in the sale of the above property and have received an offer of £264,500.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.  
EPC rating D.

**\* \*\* NO ONWARD CHAIN \*\* \*\* CUL DE SAC LOCATION \*\* \*\* SOUGHT AFTER HARROWGATE FARM DEVELOPMENT \*\***

Large scale four bedroom detached with en-suite to master bedroom superbly positioned on this popular development which lies within easy reach of local shops, amenities and schooling. The A1(M) and A66 are both within easy reach.

The home is in need of some attention which has been reflected within the asking price and will certainly appeal to a variety of buyers including a growing family.

#### GROUND FLOOR

Entrance hall, ground floor cloaks/w.c., an excellent sized lounge located to the front with doors to a separate dining room, ideal for entertaining. The kitchen/breakfast room provides a range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, gas hob, electric oven and chrome chimney style cooker hood, French doors to the garden and access to a utility room which houses the gas boiler. From the utility is a door leading to a useful store room which forms part of the original garage.

#### FIRST FLOOR

A landing opens to all four bedrooms, the master with en-suite showering facilities and a family bathroom with four piece suite.

**Newquay Close, Darlington, DL3 0ZT**  
**4 Bed - House - Detached**  
**£255,000**

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**ENTRANCE HALL**

**GROUND FLOOR W.C.**

**LOUNGE**

11'x17'5 (3.35mx5.31m)

**DINING ROOM**

11'x9'3 (3.35mx2.82m)

**KITCHEN/BREAKFAST ROOM**

16'8x10'3 max (5.08mx3.12m max)

**UTILITY**

8'x5'3 (2.44mx1.60m)

**STORE ROOM (former part of garage)**

8'1x5'4 (2.46mx1.63m)

**FIRST FLOOR LANDING**

**BEDROOM**

15'2x10'1 (4.62mx3.07m)

**EN-SUITE SHOWER ROOM**

**BEDROOM**

13'5x8'5 (4.09mx2.57m)

**BEDROOM**

11'5x8'11 (3.48mx2.72m)

**BEDROOM**

8'10x9'9 (2.69mx2.97m)

**FAMILY BATHROOM/W.C.**

**FRONT EXTERNAL**

**REAR GARDEN**

**GARAGE**

8'1x11'7 (2.46mx3.53m)



Every care has been taken with the preparation of these particular, 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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## Newquay Close

Approximate Gross Internal Area

1511 sq ft - 140 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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(70-80) C		
(55-64) D		
(39-54) E	67	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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