



**\*\* VIRTUAL TOUR AVAILABLE \*\***

**\*\* IMPRESSIVE FAMILY HOME \*\*** **\*\* WALKING DISTANCE TO GOOD PRIMARY and SECONDARY SCHOOLS \*\***  
**\*\* SOUGHT AFTER WEST END LOCATION \*\*** **\*\* BEAUTIFULLY MODERNISED \*\***  
**\*\* WEST FACING REAR GARDEN \*\***

Superbly positioned on the Mowden development, where properties are considered in high demand and we anticipate this to be no exception, with early viewings strongly recommended. The home has recently undergone an extensive refurbishment enjoying stunning kitchen and bathroom facilities. The now, open plan kitchen diner considered the heart of many homes, is a fabulous place to entertain both family and friends with French doors leading to a well tended garden, having a favourable Westerly aspect, thus gaining the afternoon and evening sun. The Majority of the updating was carried out at the beginning of 2022 with significant improvements such as a full electrical re-wire, new central heating system including pipework, radiators, and Combi boiler. Re-plastering, full decoration and quality flooring. This truly is a wonderful home which will certainly appeal to a variety of buyers including a first time buyer or growing family.

Please Note: EPC Band D. Council tax band C. Freehold basis.  
Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

**Conyers Grove, Darlington, DL3 9DF**  
**3 Bedroom - House - Semi-Detached**  
**Offers In Excess Of £250,000**  
**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: C**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

## Conyers Grove, Darlington, DL3 9DF

### GROUND FLOOR

Useful entrance porch, hallway enjoying double doors to a generous lounge with large window to the front elevation flooding the room with natural light. Stunning, beautifully appointed kitchen diner with breakfast bar, ample space for a table and chairs, refitted kitchen with integrated appliances comprising of five ring gas hob, single oven, fridge freezer, washing machine, dishwasher, separate under-counter freezer and refitted combi boiler.

### FIRST FLOOR

Landing with hatch allowing loft access and window to the side elevation, allowing natural light. Three well dressed bedrooms, two generous doubles and a spacious single, the second bedroom to the rear features ample fitted wardrobes. Luxurious refitted bathroom with mood lighting, panelled bath with overhead shower, vanity wash hand basin and WC.

### EXTERNALLY

This property enjoys a nice plot with open lawn garden to the front with borders and a hard surface driveway leading to a single garage for further secure parking or storage. Pedestrian side access to a lovely patio area perfect for those warmer months. The rear garden is also laid to lawn with mature borders.

### ENTRANCE PORCH

### HALLWAY

### LOUNGE

13'8" x 12'1" (4.18m x 3.70m)

### KITCHEN/DINER

20'1" x 11'4" (6.14m x 3.47m)

### FIRST FLOOR LANDING

### BEDROOM

12'7" x 12'7" (3.86m x 3.86m)

### BEDROOM

12'7" x 9'3" (3.86m x 2.82m)

### BEDROOM

8'0" x 8'5" (2.46m x 2.57m)

### BATHROOM/W.C.

### FRONT EXTERNAL

### REAR GARDEN



Conyers Grove, Darlington, DL3 9DF



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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# Conyers Grove

Approximate Gross Internal Area  
980 sq ft - 91 sq m  
(Excluding Garage)



## 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		
	63	79
England & Wales		
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		
(55-68) 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		

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