



Trevone Way, Darlington, DL3 0ZX
4 Bed - House - Detached
£275,000

Council Tax Band: D
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Trevone Way, DL3 0ZX

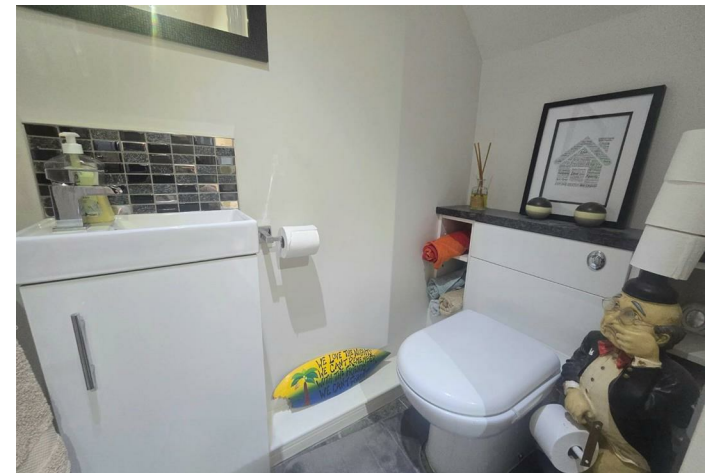
On the market with Smith & Friends, this beautiful four bedroom detached family home, located within the sought after area of Harrowgate Hill, Darlington. Close to local amenities, schooling and local pubs and with good transport links, making this a ideal property for a family looking for there next move.

The property briefly comprises of; Entrance Hall, Open-Plan Living / Dining Room leading into a Conservatory. In addition downstairs provides a generous sized Kitchen, Inner Hall with Downstairs WC and Utility Room.

The first floor provides a good sized Landing, Four Good Sized Bedrooms, Master with Built-In Wardrobes and En-Suite Shower Room, whilst Bedroom four is currently being used as a walk-in dressing room. Off the landing you will also find a Three Piece Family Bathroom.

Externally, the property has a generous sized driveway, with small lawn, whilst the rear garden has just been landscaped in 2026, creating a mixture of patio and well maintained lawn area.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.



GROUND FLOOR

Hallway
5'4" x 6'11"

Living / Dining Room
11'3" x 24'0"

Conservatory
7'3" x 10'11"

Kitchen
13'10" x 9'5"

Inner Hall
6'11" x 2'10"

Utility Room
7'10" x 6'3"

Downstairs WC
4'3" x 5'3"

FIRST FLOOR

Landing
7'11" x 6'2"

Bedroom 1
8'8" x 13'11"

En-Suite
3'7" x 8'8"

Bedroom 2
8'5" x 14'9"

Bedroom 3
7'9" x 8'11"

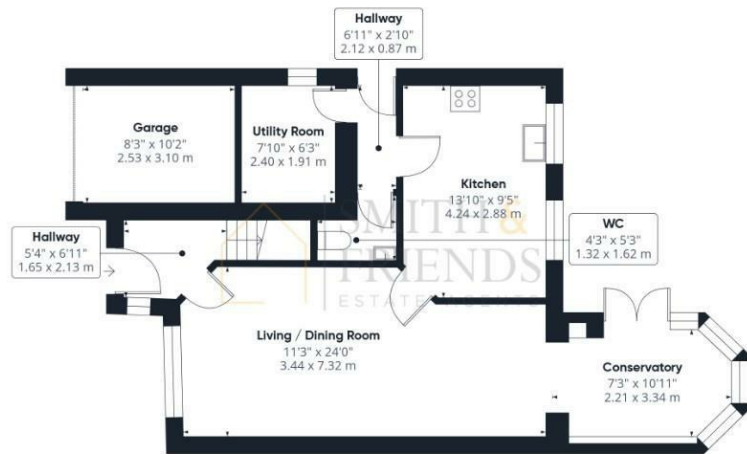
Bedroom 4
8'8" x 7'10"

Family Bathroom
6'3" x 5'7"

GARAGE
8'3" x 10'2"







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1211 ft²
112.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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