



This attractive three-bedroom family home combines modern open-plan living with outdoor space, great schools and excellent transport links.

The light and airy open-plan lounge/diner is perfect for entertaining or relaxed family living, flowing into a stylish kitchen with walnut-finish units, contrasting worktops, built-in oven, gas hob with chimney hood and large pan drawers.

Upstairs are three well-proportioned bedrooms, including a main bedroom with en-suite shower room, plus a modern family bathroom. Externally the property benefits from a well-kept garden to the rear, complete with a charming summerhouse/garden bar, whilst the frontage is open plan lawn with off-street parking and an attached garage, offering both convenience and storage.

Falmouth Drive sits within a popular residential area, close to schools, shops, parks and transport links. Families are well served by education: Carmel College (11-18), rated Outstanding by Ofsted, and Abbey Junior School, rated Good, are both nearby, with further strong options across Darlington.

Falmouth Drive, Darlington, DL3 0ZS

3 Bedroom - House - Semi-Detached

Offers Over £180,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C

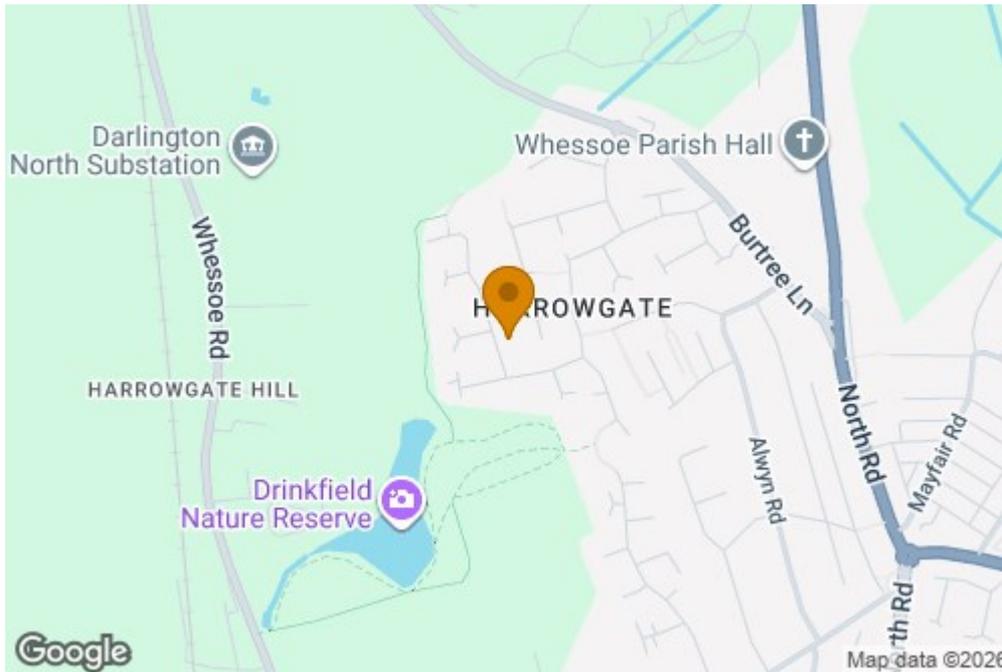
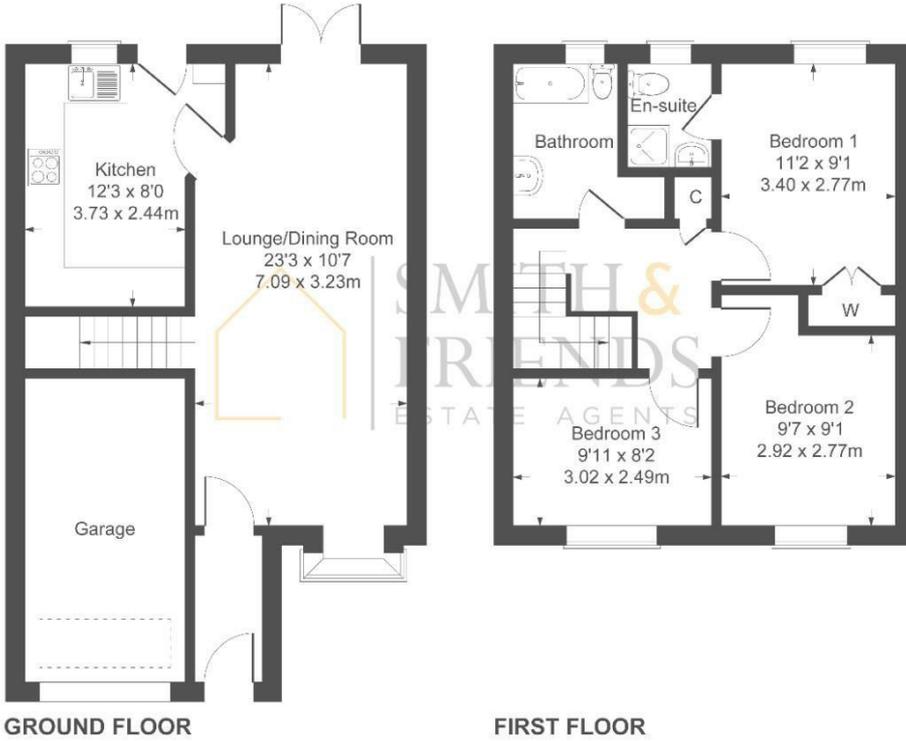


**SMITH &
FRIENDS**
ESTATE AGENTS

Falmouth Drive, Darlington, DL3 0ZS

Falmouth Dv

Approximate Gross Internal Area
850 sq ft - 79 sq m
(Excluding Garage)



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

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			
England & Wales			86
		67	
		EU Directive 2002/91/EC	