



\*\*\* UPGRADED FAMILY HOME WITH OFF STREET PARKING \*\*\*  
 \*\*\* TWO RECEPTION ROOMS \*\*\*  
 \*\*\* SOLAR PANELS & EV CHARGER \*\*\*

For sale in the sought after Westpark area of Darlington, this stunning four bedroom detached house, offers a modern family living experience, built in 2025, this property has undergone additional upgrades since purchased.

The property briefly comprises of; Entrance Hall, Dual Aspect Living Room with French Doors to the rear garden, additional Reception Room, (Ideal for Office or Snug Room), Open-Plan Kitchen/Diner with French Doors to the garden, Separate Utility Room and Downstairs WC.

The first floor provides a Landing, four bedrooms, with a fifth bedroom made into a walk-in dressing room for the master bedroom when built. In addition, the property has a modern family bathroom and an En-Suite Shower room off the master.

**Rockrose Garden, Darlington, DL2 2JP**

**4 Bedroom - House - Detached**

**£400,000**

**EPC Rating: A**

**Tenure: Freehold**

**Council Tax Band: E**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

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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                    |             |    |
|---------------------------------------------|-------------|----|
| Very energy efficient - lower running costs | (92 plus) A | 95 |
|                                             | (81-91) B   | 95 |
|                                             | (69-80) C   |    |
|                                             | (55-68) D   |    |
|                                             | (39-54) E   |    |
|                                             | (21-38) F   |    |
|                                             | (1-20) G    |    |
| Not energy efficient - higher running costs |             |    |
| England & Wales                             |             |    |
| EU Directive 2002/91/EC                     |             |    |

