



Nestled in the desirable Lauriston Close of Darlington, this stunning modern detached house offers impressive living space, perfect for families seeking comfort and style, the property has been thoughtfully designed to provide spacious and well-appointed living areas.

As you enter, a welcoming hall sets the tone for the rest of the home, leading to two generous reception rooms that are ideal for both relaxation and entertaining. The bespoke kitchen, with quality granite work surfaces and feature flooring, is a chef's delight, while a handy utility room adds practicality to daily life.

The first floor boasts a galleried landing that leads to the master bedroom, complete with an en-suite bathroom for added privacy. In addition, there are three further bedrooms, providing ample space for family or guests, along with a well-appointed family bathroom.

Outside, the property is set on a sizeable plot with mature, established gardens that enhance its appeal. The extensive block-paved driveway offers parking for several vehicles, complemented by a double garage, ensuring convenience for all residents.

Located in a highly regarded area, this home is ideally placed for access to excellent schools, shops, and local amenities. This property is a perfect blend of modern living making it an exceptional opportunity for those looking to settle in a vibrant community.





- Stunning four bedroomed detached property
- Well placed for ease of access to West End schools
- Bespoke kitchen/diner with quartz working surfaces and integrated appliances
- Master bedroom with en-suite
- Double garage
- Sought after highly regarded cul-de-sac location
- Internal viewing will impress the discerning buyer
- Handy utility room with integral door to the garage
- Extensive driveway allowing off road parking
- Sizeable plot, with mature, established gardens.

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing replaced in 2023

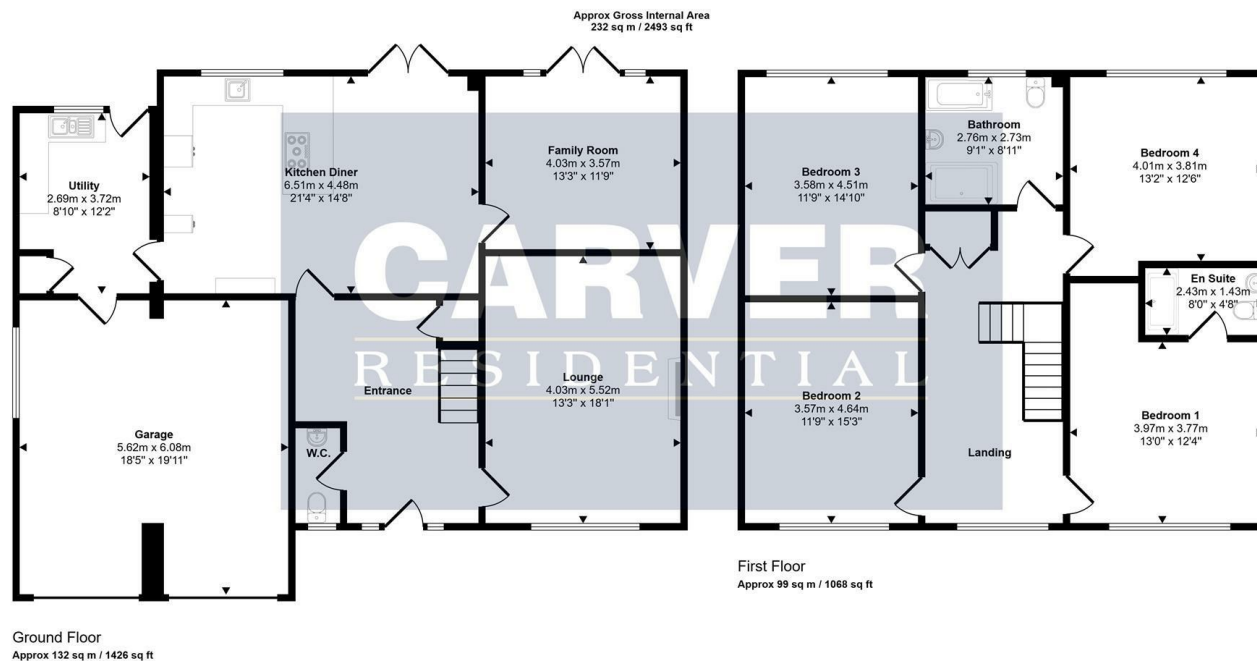
Local Authority: Darlington Borough Council (Tax Banding F)

Buyers Identification Checks

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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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	68	77
	EU Directive 2002/91/EC	

Floor Area from EPC -
2034.00 sq ft

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MAB 6202



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