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SALES & LETTINGS

Broadmeadows
Darlington, DL3 8SP
Price £325,000

House - Detached



Tucked away in the quiet leafy cul-de-sac of Broadmeadows, Darlington, this delightful detached house offers comfort and space for family living. With 3 generously sized bedrooms, (formally a four bedroom and could easily be converted back to 4) this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. The layout of the house is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating a warm and welcoming atmosphere.

The property boasts two well-appointed bathrooms, one of which is ensuite to the large master bedroom, with a 3rd W/C on the ground floor which add to the convenience of daily living, especially for larger families. Each bedroom is designed to be a personal retreat, offering plenty of natural light and space for furnishings.

The property includes parking for up to three vehicles, 2 on the driveway and one in the single garage a valuable feature in today's busy world. The outdoor space surrounding the house provides opportunities for gardening, play, or simply enjoying the fresh air.

This home in Broadmeadows is not just a place to live; it is a sanctuary that offers both comfort and functionality. With its spacious interiors and practical amenities, it is an excellent choice for families or anyone looking to enjoy a peaceful lifestyle in a desirable location. Do not miss the chance to make this wonderful property your own.



- Large detached family home
- Quiet cul-de-sac location in Darlington's West End
- 3 Bedrooms (could be easily changed back to create 4 bedrooms)
- 2 Reception rooms, Formal Living and Dining
- Family bathroom and downstairs w/c
- Large master bedroom with Ensuite
- Totally private mature garden
- Close to Mowden amenities, with excellent schools nearby

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

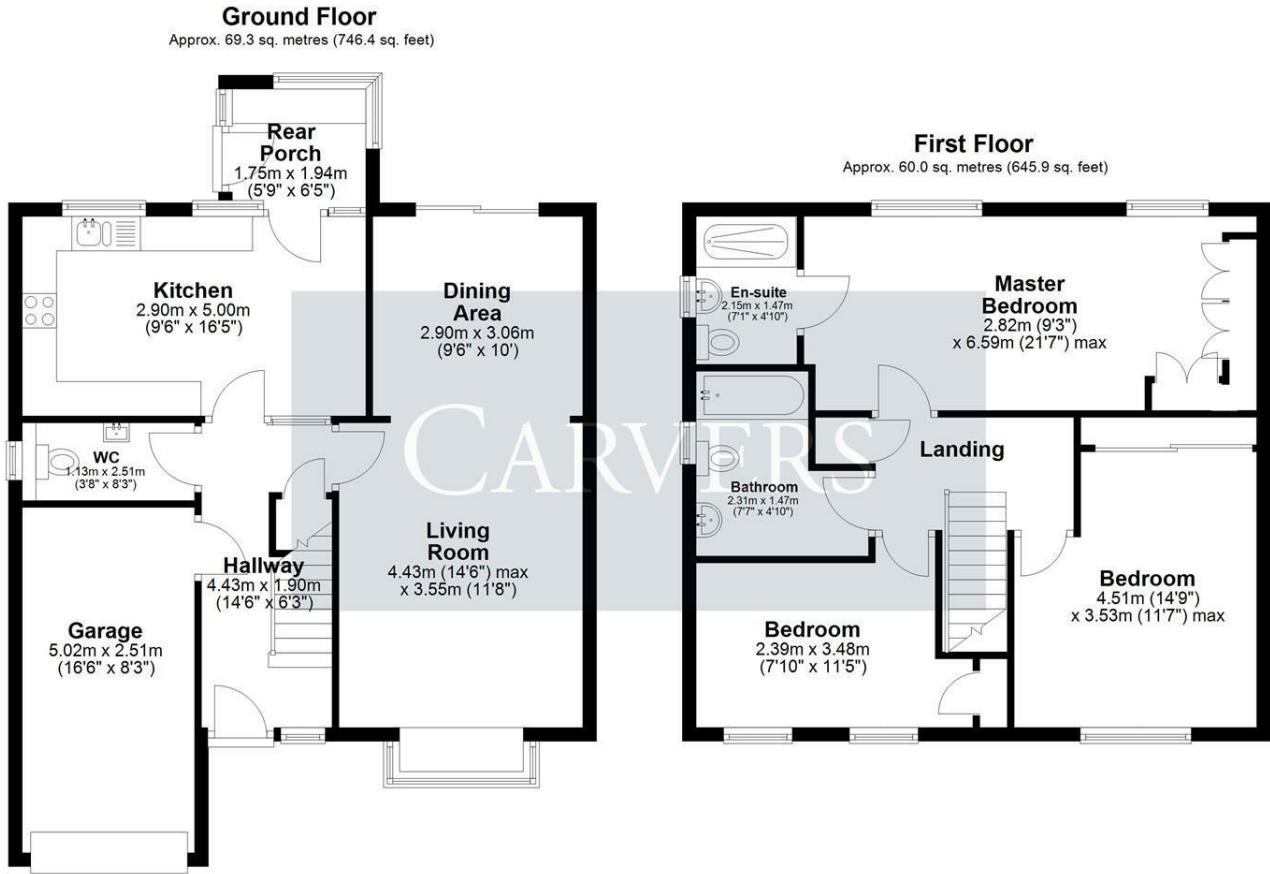
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Property Size

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)





Ground Floor
Approx. 69.3 sq. metres (746.4 sq. feet)

First Floor
Approx. 60.0 sq. metres (645.9 sq. feet)

Total area: approx. 129.3 sq. metres (1392.3 sq. feet)
16 Broadmeadows, Darlington

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		
		EU Directive 2002/91/EC

Property size taken from EPC sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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