



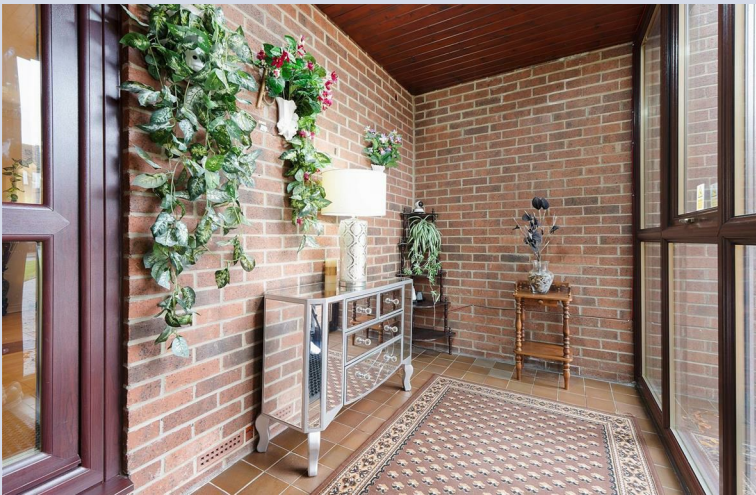
Located in the charming St. Andrews Close, within the esteemed Haughton Village, this stunning modern detached house is a true gem for discerning buyers. This executive home boasts an impressive four bedrooms, providing ample space for families or those who enjoy hosting guests.

Upon entering, you are greeted by a large and welcoming hallway that sets the tone for the rest of the property. The ground floor features three spacious reception rooms, perfect for both relaxation and entertaining. The refitted kitchen and breakfast room is a highlight, offering a contemporary space for culinary pursuits, complemented by a handy utility room and a convenient ground floor cloakroom with WC.

As you ascend to the first floor, you will find a galleried landing leading to the master bedroom, which includes an en-suite bathroom. The remaining bedrooms are well-proportioned, providing flexibility for family living or home office needs.

The exterior of the property is equally impressive, featuring a mature and established south-facing rear garden, complete with a well-maintained lawn and attractive borders, with sun terrace ideal for outdoor enjoyment. The double-width driveway leads to a garage equipped with an electric door, adding to the convenience of this exceptional home.

This property is situated in a small cul-de-sac of similar high-quality homes, enhancing the sense of community and tranquillity. With its modern amenities and prime location, this house is a perfect choice for those seeking a stylish and comfortable lifestyle in Darlington.





- Stunning detached property
- Well regarded Haughton Village
- Flexible living accommodation
- Galleried landing
- Double width drive leading to garage
- Small exclusive development
- Spacious well appointed interior
- Recently fitted kitchen/breakfast room with quality integrated appliances
- Four spacious double bedrooms
- South facing , mature, established rear garden

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

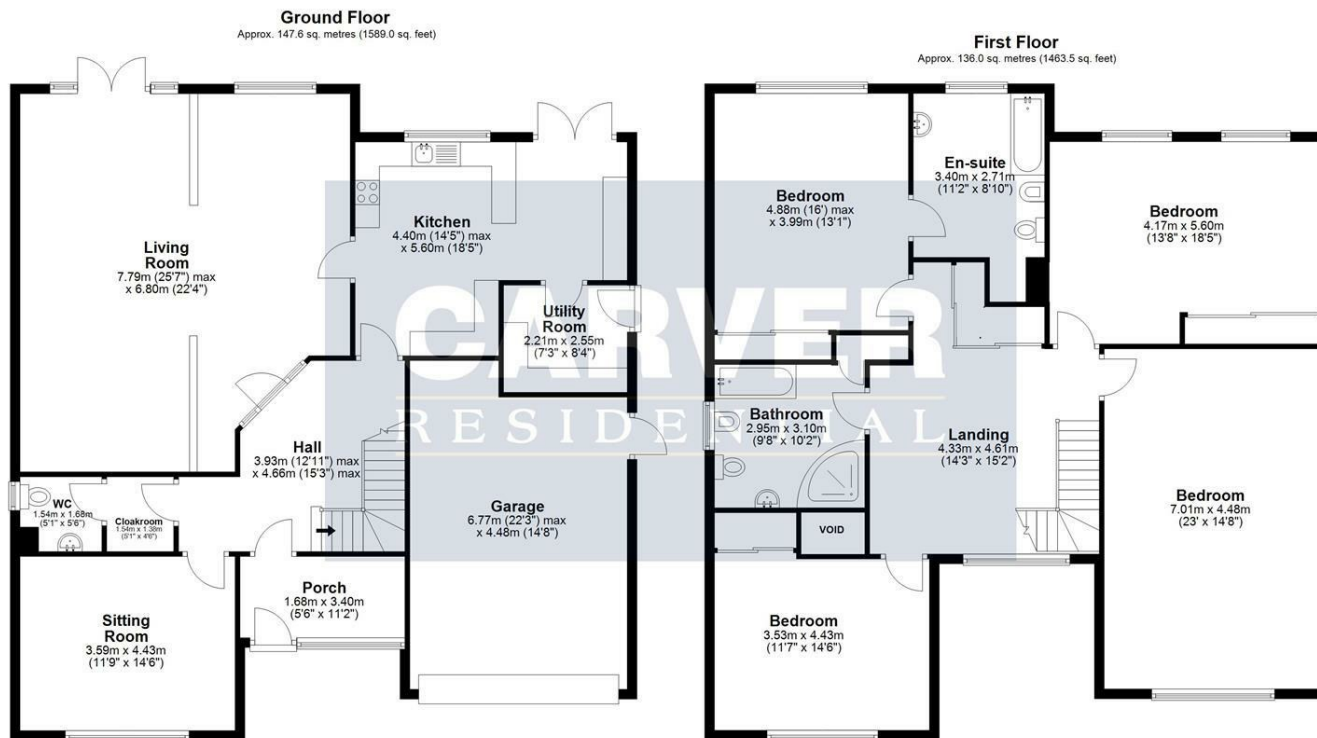
Local Authority: Darlington Borough Council (Tax Banding G)

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)



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	

Floor Area from EPC -
2734.00 sq ft

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MAB 6202



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