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Leven Gardens
Darlington, DL1 3TX

Offers over £295,000

House - Detached
4 Bedroom/s
2 Bathroom/s

Nestled in the tranquil cul-de-sac of Leven Gardens, this impressive modern detached house offers a perfect blend of comfort and style. Situated within the sought-after Ashbrook development, this property is ideal for families seeking a welcoming and spacious home.

As you enter, you are greeted by a welcoming hallway that leads to two well-appointed reception rooms. The living room features a charming fireplace, creating a warm and inviting atmosphere for relaxation and entertaining, also having a conservatory with views over the rear gardens. The heart of the home is undoubtedly the open-plan refitted kitchen and dining area, which is perfect for family gatherings and culinary adventures. Adjacent to this space is a delightful conservatory, providing a bright and airy spot to enjoy the views of the mature, established gardens.

The property boasts four generously sized bedrooms, with the master bedroom benefiting from an en-suite bathroom for added convenience. Each room has been extensively improved throughout, ensuring a modern and comfortable living experience.

Outside, the extensive block-paved driveway leads to a garage, providing ample parking space for residents and guests alike. The beautifully maintained gardens offer a serene outdoor retreat, perfect for enjoying the fresh air or hosting summer barbecues.





- EXTENDED FOUR BEDROOMED DETACHED PROPERTY
- CUL-DE-SAC LOCATION
- FULLY DOUBLE GLAZED CONSERVATORY
- EN-SUITE OFF MASTER BEDROOM
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER

- SMALL EXCLUSIVE DEVELOPMENT
- TWO RECEPTION ROOMS
- GROUND FLOOR CLOAKS/WC
- EXTENSIVE BLOCK PAVED DRIVEWAY LEADING TO GARAGE
- EASY ACCESS TO THE A1M/A66 & THE RAILWAY STATION

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

Buyers Identification Checks

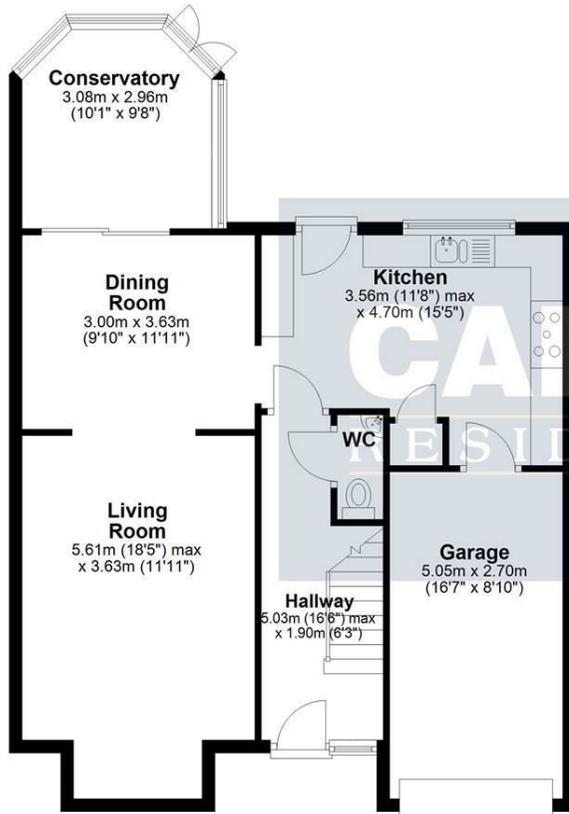
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Property Size

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)

Ground Floor

Approx. 78.8 sq. metres (848.4 sq. feet)



First Floor

Approx. 59.8 sq. metres (643.3 sq. feet)



Total area: approx. 138.6 sq. metres (1491.7 sq. feet)

4 Leven Gardens, 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

Floor Area from EPC -
1248.00 sq ft

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MAB 6202



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