





Nestled in the charming and well-regarded Barmpton Lane area , Darlington, this impressive three-bedroom link-detached house presents an excellent opportunity for families and professionals alike. The property is ideally situated, offering convenient access to local shops, schools, and motorway links, making it a perfect choice for those seeking both comfort and connectivity.

Upon entering, you are greeted by a spacious and welcoming hall that leads to a well-appointed cloakroom/WC. The living and dining room is generously sized, providing an inviting space for relaxation and entertaining. The heart of the home is undoubtedly the large, refitted kitchen/breakfast area, which boasts integrated appliances and granite working surfaces, and flows seamlessly into a delightful garden room. This bright space offers lovely views over the corner-sited gardens, perfect for enjoying the outdoors.

On the first floor, you will find three double bedrooms, each offering ample space and natural light. The refitted shower room/WC is modern and stylish, catering to the needs of the household.

Externally, the property features a garage and double-width driveway together with DOUBLE PRIVACY GATES, leading to additional storage or additional vehicle space. The side access enhances the practicality of the home, making it easy to navigate the outdoor areas.

With no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this delightful home in a sought-after location.







- NO ONWARD CHAIN
- EXTENDED TO THE REAR
- CORNER PLOT
- MATURE, ESTABLISHED GARDENS

- WELL REGARDED LOCATION
- DECEPTIVELY SPACIOUS HOME
- EXTENSIVE DOUBLE WIDTH DRIVE & GARAGE
- COULD EASILY BE FURTHER EXTENDED  
SUBJECT TO P.P. & CONSENTS

#### GENERAL INFORMATION

Tenure: Freehold

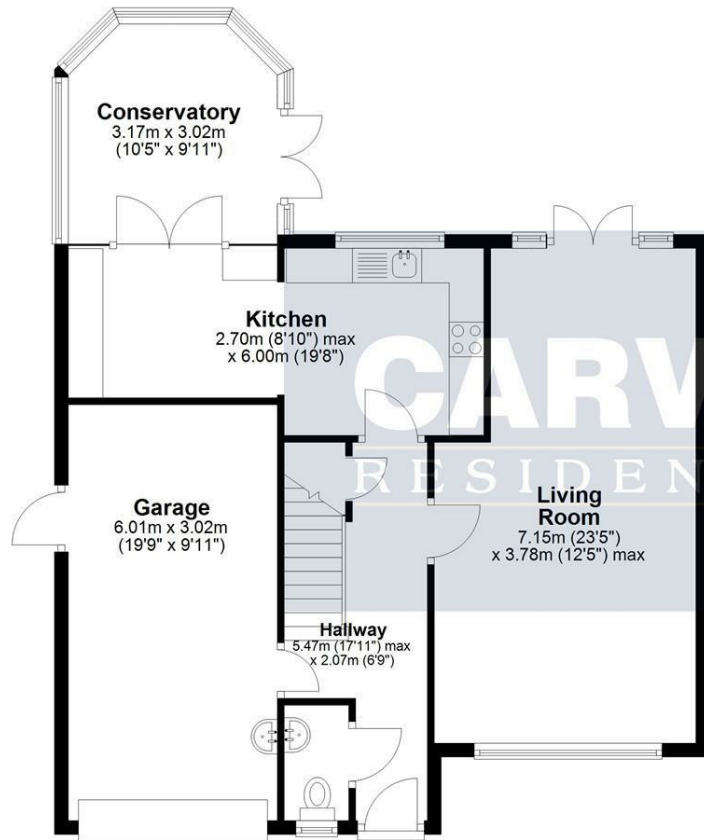
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

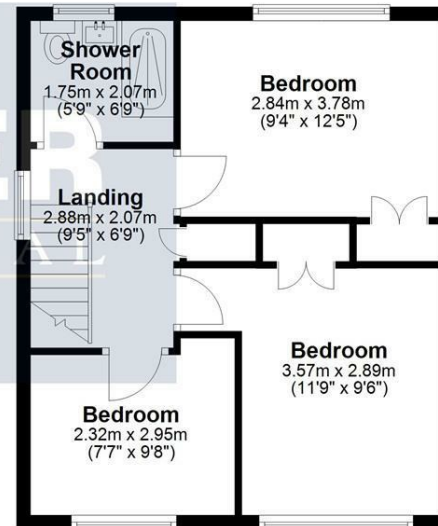
## Ground Floor

Approx. 76.8 sq. metres (826.5 sq. feet)



## First Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



Total area: approx. 119.3 sq. metres (1284.1 sq. feet)

**1 Gatehouse Close, Darlington**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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MAB 6202



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