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Rymers Court  
Darlington, DL1 2GB

**Offers over £400,000**

House - Detached  
5 Bedroom/s  
2 Bathroom/s

Tucked away, just off Houghton Green within this small exclusive development of only 8 prestigious homes, this DETACHED home offers expansive living space perfect for the growing family. As soon as you pull onto the drive you will notice the pillared entrance, once inside the large welcoming hallway, with feature Karndean flooring to the ground floor, also having balustrade staircase gives access to all the ground floor accommodation, cloakroom/WC. There are three reception rooms, fitted kitchen/breakfast room with appliances, To the first floor there is a light and airy landing, three double bedrooms all with storage and en-suite/WC off bedroom 2 and additional family bathroom/WC . To the 2nd floor there are his and hers built in wardrobes a stunning master bedroom and further en-suite/WC.

Externally the property is located on a sizeable plot, to the front is an extensive block paved DRIVEWAY for several vehicles leading to DOUBLE GARAGE with electric door also having utility area. There is side gated access leading to mature enclosed and established garden with patio, lawns and mature borders, and a brick built summerhouse, this is a garden for everyone to enjoy.





- SMALL EXCLUSIVE DEVELOPMENT
- EXTENDED
- STYLISH CONTEMPORARY HOME
- DOUBLE GARAGE
- FLEXIBLE LIVING
- HIGHLY DESIRABLE LOCATION
- EXPANSIVE LIVING
- THREE STORIED
- DOUBLE DRIVEWAY
- INTERNAL VIEWING WILL IMPRESS

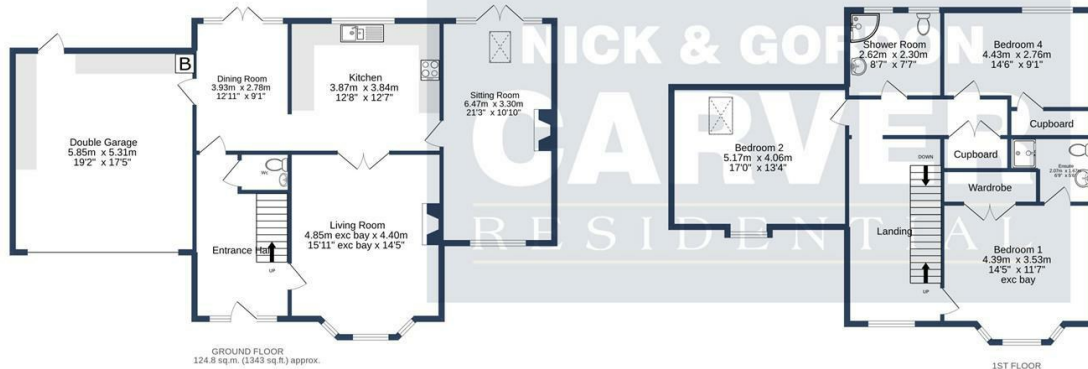
#### **GENERAL INFORMATION**

Tenure: Freehold

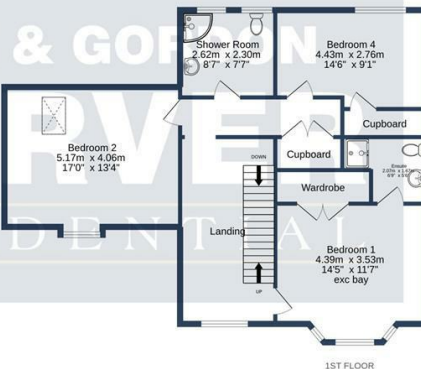
Services: Gas central heating, mains electric, water and drainage.

UPVC Double glazing

Local Authority: Darlington borough Council (Tax Banding F)



GROUND FLOOR  
124.8 sq.m. (1343 sq.ft.) approx.



1ST FLOOR  
88.3 sq.m. (950 sq.ft.) approx.



2ND FLOOR  
44.0 sq.m. (474 sq.ft.) approx.

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TOTAL FLOOR AREA : 257.1 sq.m. (2768 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>	74	79
(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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