



Nestled within a small and exclusive development in Brecon Side, Haughton this modern detached house presents an excellent opportunity for those seeking a comfortable family home. The property has been thoughtfully upgraded by the current owners, ensuring a blend of contemporary style and practical living.

Upon entering, you are welcomed into a spacious hallway, a living room that offers a warm and inviting atmosphere, with feature fireplace, and useful storage cupboard. The heart of the home is undoubtedly the refitted kitchen, which boasts a range of high-quality integrated appliances, making it a delight for any culinary enthusiast. This well-designed space not only enhances functionality but also adds a touch of elegance to daily living.

The property features three well-proportioned bedrooms, two of which come with built-in wardrobes, providing ample storage space while maintaining a clean and uncluttered aesthetic. The refitted bathroom is both stylish and practical, designed to cater to the needs of modern family life. Also having the benefit of a large driveway, allowing off road parking, also having a useful home office/hobby room with power and lighting, and former GARAGE providing useful storage. A mature south facing rear garden with decking and lawn is perfect to enjoy the summer sunshine. NO ONWARD CHAIN





- SMALL CUL-DE-SAC LOCATION
- STYLISH THREE BEDROOMED DETACHED PROPERTY
- RE-FITTED KITCHEN WITH QUALITY INTEGRATED APPLIANCES
- REFITTED CONTEMPORARY QUALITY BATHROOM/WC
- SOUTH FACING, MATURE, ESTABLISHED REAR GARDEN WITH LAWN, PATIO & DECKING

- POPULAR HAUGHTON GRANGE DEVELOPMENT
- LARGE BLOCK PAVED DRIVEWAY ALLOWING OFF ROAD PARKING
- THREE BEDROOMS, TWO OF THE BEDROOMS HAVING FITTED WARDROBES
- HOME OFFICE/HOBBY ROOM
- NO ONWARD CHAIN

GENERAL INFORMATION

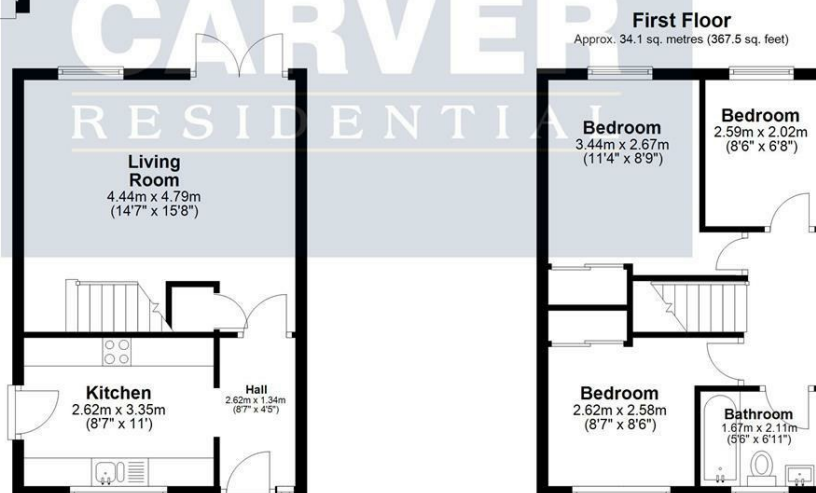
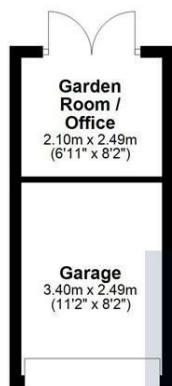
Tenure: Freehold

Services: Gas central heating, combination boiler replaced in Dec 2023, mains electric, water and drainage. PVC Double glazing, loft space having ladder and lighting, also having external water tap and lighting.

Local Authority: Darlington Borough Council (Tax Banding C)

Ground Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



Total area: approx. 82.4 sq. metres (886.5 sq. feet)
2 Brecon Side, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		70
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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