



Nestled in the desirable area of Netherby Rise, WEST END, this impressive detached family home offers a perfect blend of modern living and thoughtful design. The property has been meticulously improved by the current owners, showcasing their dedication to quality and attention to detail.

Netherby Rise is a small exclusive development. As soon as you enter you are greeted by a welcoming hallway that sets the tone for the rest of the home. The heart of the house is undoubtedly the refitted open-plan bespoke kitchen/diner with a host of integrated appliances and quartz working surfaces, which provides an ideal space for family gatherings and entertaining guests. The large living room offers a comfortable retreat, having log burner and opening into the conservatory, while a handy cloakroom/wc, useful utility room and a home office add practicality to everyday life.

The first floor boasts a spacious landing, leading to the master bedroom complete fitted wardrobes and en-suite bathroom, ensuring ample storage and privacy. Additionally, there are three further double bedrooms, perfect for family or guests, along with a refitted family bathroom that caters to all needs.

Externally, the property features a block-paved driveway leading to a double garage, providing convenient off-street parking and additional storage options.





- STUNNING EXTENDED FAMILY HOME WITH NO ONWARD CHAIN
- WALKING DISTANCE TO WELL REGARDED SCHOOLS
- WELL APPOINTED LIVING ROOM WITH LOG BURNER
- CUL-DE-SAC LOCATION
- MATURE, ESTABLISHED PRIVATE SOUTH FACING REAR GARDEN

- GREATLY IMPROVED AND UPDATED THROUGHOUT
- IMPRESSIVE OPEN PLAN KITCHEN/DINER/FAMILY ROOM WITH QUALITY INTEGRATED APPLIANCES
- EXTENSIVE BLOCK PAVED DOUBLE WIDTH DRIVEWAY LEADING TO DOUBLE GARAGE
- CONSERVATORY WITH UNDER FLOOR HEATING
- HOME OFFICE/STUDY/BEDROOM

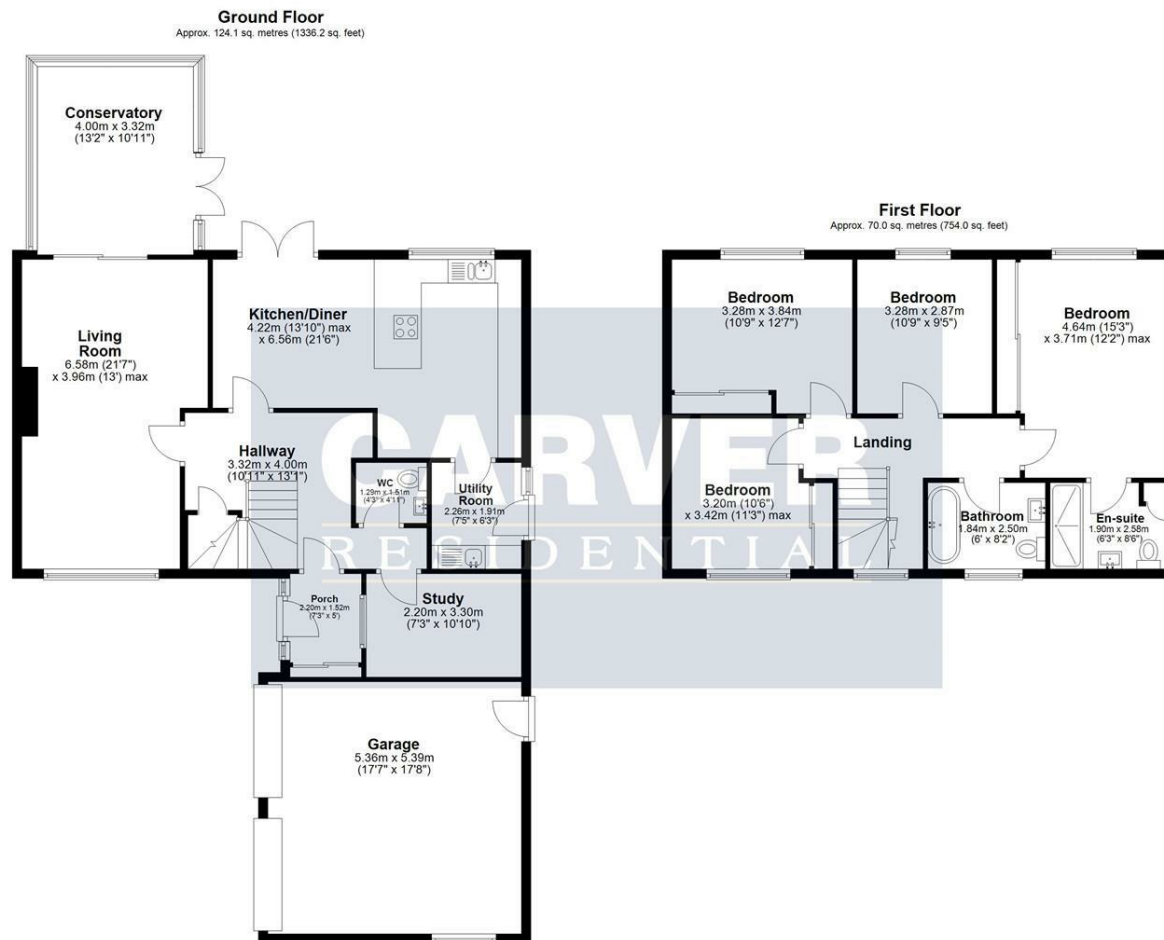
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)



Total area: approx. 194.2 sq. metres (2090.1 sq. feet)
22 Netherby Rise, 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	

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