



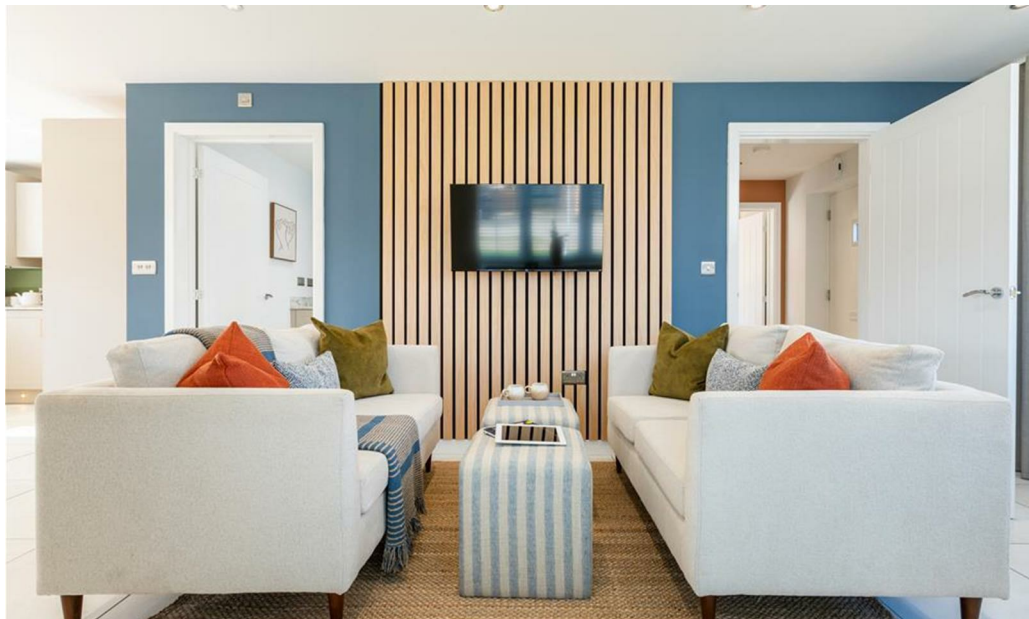
**Dine Holm**

Darlington DL2 2XS

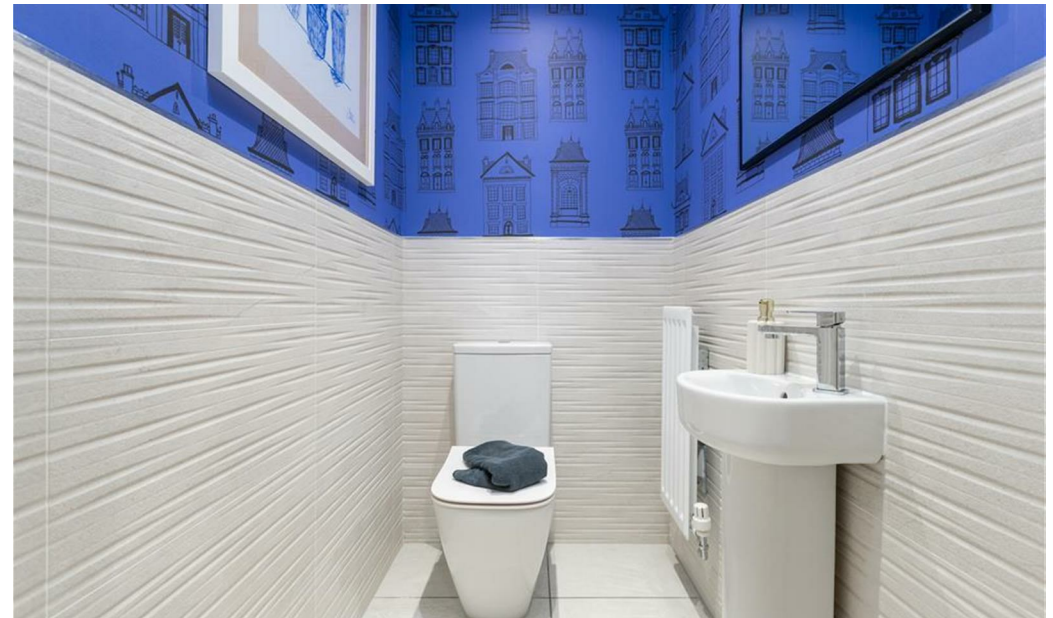
**£320,000**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Dine Holm

## Darlington DL2 2XS



- Open plan kitchen/dining room with french doors to the rear garden
- Separate laundry room & downstairs WC
- Fordwood showhome now open. Visit us to take a look around!

- Dual aspect family room with feature bay window
- Principal bedroom with en-suite
- Energy efficient design

- Spacious lounge
- Separate garage and parking
- 10 year NHBC build warranty

This fantastic four bedroom, detached dream home has plenty of living space to offer. Including a generous lounge and separate family room with open access to kitchen/dining room, creating a breath taking triple aspect space. There is also a laundry room and downstairs WC which completes the ground floor.

The first floor landing leads to a principal bedroom with en-suite bathroom and another three great sized bedrooms & a family bathroom. With off street parking and a separate garage, plus a 10-YEAR NHBC WARRANTY included, this four bedroom home could be yours.

Situated in the ever popular West Park area of Darlington which is within easy reach of schools, shops and a range of local amenities. There is also excellent travel and transport links available including access to the A1(M).

Annual service charge amount (£): 190.97  
Reservation fee (£): 500

### Entrance Hall

### Lounge

10'7" x 17'0" (3.23 x 5.2)

### Ground Floor W.C

### Family Room

10'10" x 17'0" (3.32 x 5.2)

### Kitchen/Dining Room

14'11" x 10'4" (4.57 x 3.16)

### Laundry Room

6'9" x 5'11" (2.08 x 1.82)

### First Floor Landing

### Bedroom One

4.57 x 2.57

### En-Suite Bathroom

4'9" x 4'0" (1.45 x 1.23)

### Bedroom Two

5'0" x 8'3" (1.54 x 2.53)

### Bedroom Three

11'10" x 10'0" (3.63 x 3.07)

### Bedroom Four

7'4" x 6'7" (2.25 x 2.03)

### Bathroom

9'1" x 6'2" (2.77 x 1.89)

### Externally

Access to dingle garage.

### Tenure

Freehold

### Property Details

Not currently available

### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



## Property Information

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