



Curlew Close

Darlington DL3 0EQ

£230,000

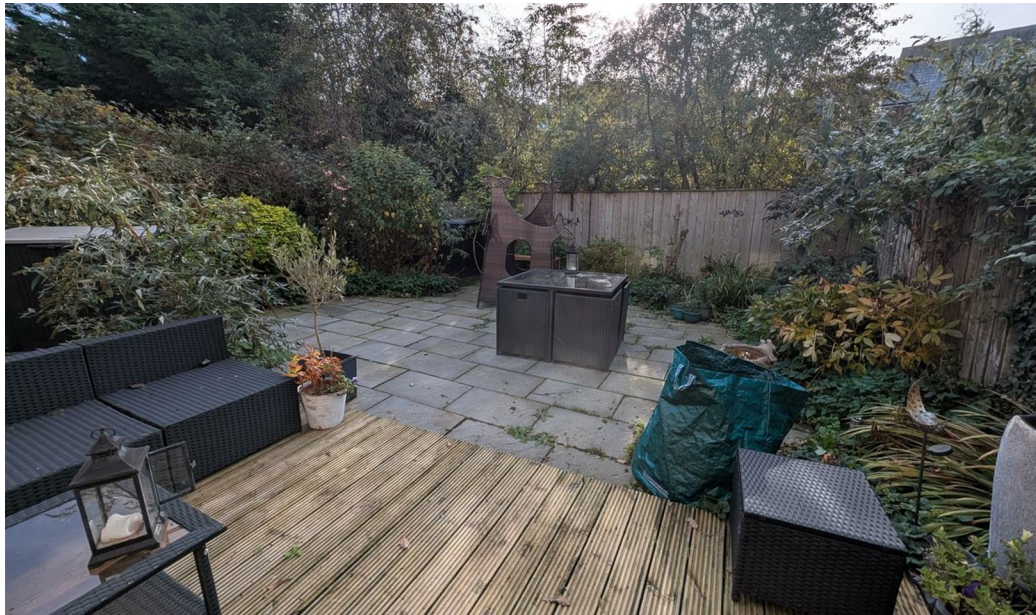




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- Four Bedroom Property
 - Off Street Parking
 - EPC Rating B
- Three Reception Rooms
 - Close to Shops and Amenities
 - Garden to Rear
- Faverdale Area of Darlington
 - Council Tax Band D
 - Close to Shops

Curlew Close, in Darlington, this splendid four-bedroom detached house presents an ideal family home. With its spacious layout, the property boasts plenty of room for both relaxation and entertaining guests. The additional third reception room offers versatility, allowing for a playroom, study, or even a formal dining area, catering to the diverse needs of modern family life.

The four well-proportioned bedrooms provide ample space for rest and privacy, ensuring that every family member has their own sanctuary. The property features an en-suite to the main bedroom, which is a significant advantage for busy households, making morning routines more manageable.

Externally, the house is complemented by a delightful garden to the rear, offering a serene outdoor space for children to play or for family gatherings during the warmer months. Off-street parking is also available, providing convenience and peace of mind.

This property is not just a house; it is a home that promises comfort and functionality in a friendly community. With its excellent layout and desirable features, this detached house is a wonderful opportunity for families seeking a new place to call home in Darlington.

Entrance Vestibule

Lounge

15'7 x 13'7 (4.75m x 4.14m)
Upvc double glazed bay window to front, fireplace with gas fire and staircase to first floor.

Dining Room

9'2 x 7'7 (2.79m x 2.31m)
Upvc double doors to rear, space for a table and chairs.

Kitchen

9'6 x 9'2 (2.90m x 2.79m)
Upvc double glazed window to rear, fitted with grey wall, base and drawer units, composite sink with mixer tap and spray. Integrated hob with extractor over and eye level oven. Tiled floor.

Utility Room

9'7 x 4'8 (2.92m x 1.42m)
Door to rear, space for a fridge freezer and washing machine, tiled floor.

Ground Floor Cloaks

Upvc double glazed window to side, low level w.c, wash hand basin in vanity and tiled floor.

Sitting Room/Study

16'3 x 7'7 (4.95m x 2.31m)
Upvc double glazed window to front, laminate flooring and radiator.

First Floor Landing

Bedroom One

12'0 x 10'7 (3.66m x 3.23m)
Upvc double glazed window to front and radiator.

En-Suite

Upvc double glazed obscure window to front, walk in shower cubicle and wash hand basin in vanity. Part tiled walls.

Bedroom Two

11'6 x 8'7 (3.51m x 2.62m)
Upvc double glazed window to front, laminate floor and radiator.

Bedroom Three

8'11 x 7'5 (2.72m x 2.26m)
Upvc double glazed window to rear, fitted wardrobes and radiator.

Bedroom Four

8'10 x 8'10 (2.69m x 2.69m)
Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over and screen, low level w.c, wash hand basin and part tiled walls.

Externally

To the front is a double driveway and access to rear.
To the rear is mainly laid to paving with a raised decking area and well established plants and shrubs.

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,372
Conservation Area: No
Flood Risk Very low
Floor Area 1,065 ft 2 / 99 m 2
Plot size 0.05 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
1 Mbps
Superfast
57 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

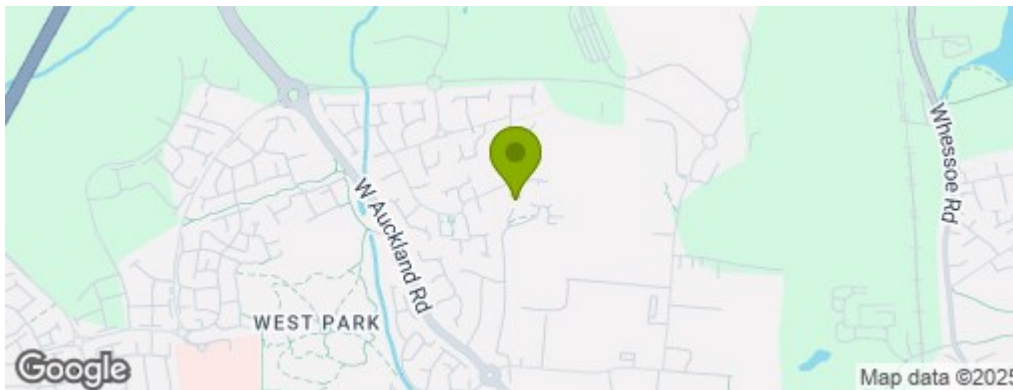
Note

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CURLEW CLOSE, FAVERDALE, DARLINGTON, DL3 0EQ.

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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