



Draycote Crescent

Darlington DL3 8DX

Offers In Excess Of £395,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Draycote Crescent

Darlington DL3 8DX



- West End Location
- Fully Refurbished & Improved

- Three Bedroom Detached Bungalow
- EPC Rating F

- Ample Parking Spaces
- Council Tax Band D

Located in the West End of Darlington we offer to the market this spacious detached bungalow offering a perfect blend of comfort and modern living. Recently undergoing a full refurbishment programme, the property boasts a fresh and contemporary feel throughout, making it an ideal choice for families or those seeking a peaceful retreat.

The bungalow features an inviting reception room, providing ample space for relaxation and entertaining. With three well-proportioned bedrooms, including a luxurious en-suite to the main bedroom, this home caters to both privacy and convenience. The family bathroom is equally well-appointed, ensuring that all your needs are met.

The beautifully presented kitchen is a true highlight, complete with an added utility room that enhances functionality. Luxury fittings throughout the property elevate the overall aesthetic, creating an atmosphere of elegance and sophistication.

Set on a good-sized plot, the bungalow benefits from ample parking spaces, making it easy for residents and guests alike. This property is not just a home; it is a lifestyle choice, offering a serene environment while being conveniently located near local amenities.

In summary, this delightful bungalow on Draycote Crescent is a rare find, combining modern comforts with spacious living. It is perfect for those looking to enjoy a high standard of living in a desirable area. Do not miss the opportunity to make this stunning property your new home.

Property Information

Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,259
Conservation Area: No
Flood Risk: No Risk
Floor Area: 882 ft² / 82 m²
Plot size: 0.12 acres
Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
15 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability
BT
Sky

Entrance Hall

Door to front and two radiators.

Lounge

11'09 x 17'06 (3.58m x 5.33m)

Upvc double glazed bow window to front, coving and spotlights to ceiling. Feature media wall, inset fire with living flame.

Kitchen/Diner

17' 04 x 18'10 (5.18m 1.22m x 5.74m)

Two Upvc double glazed windows to front and double doors to side. Deep coving to ceiling with ceiling rose and spotlights. Cream wall, base and drawer units with contrasting Granite worktops and splashbacks. There is also a display unit with lighting. Integrated sink with mixer tap. Space for a Range style oven, integrated dishwasher and fridge freezer. Breakfast Island that is extended to seat six people. Stone flooring.

Utility Room

Upvc double glazed window to side, wall and base units. Deep coving and spotlights to ceiling, space for a washing machine, tumble dryer. Radiator and stone flooring.

Bedroom One

12'10 x 11'09 (3.91m x 3.58m)

Upvc double glazed window to side and rear, fitted wardrobes and radiator.

En-Suite

Upvc double glazed obscure window to side, double walk in shower with waterfall and spray. Low level w.c, wash hand basin in vanity. Fully tiled walls and floor.

Bedroom Two

14'03 x 12'05 (4.34m x 3.78m)

Upvc double glazed bow window to front, coving and spotlights to ceiling, fitted wardrobes, two fixed single beds with storage space.

Bedroom Three

7'04 x 12'01 (2.24m x 3.68m)

Upvc double glazed window to side, coving and spotlights to ceiling. Fitted wardrobes.

Bathroom

Upvc double glazed obscure window to side, Deep panelled, step up into bath with mixer tap and spray. Walk in shower with waterfall head. Twin sinks in vanity unit with storage, mirror and light, low level w.c. Porcelain tiled walls and floor.

Externally

To the front is a generous driveway and gated access to side and rear.

To the rear is mainly laid to patio with a children's play area and summer house. There is a lawn area to the side of the property.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,259

Conservation Area: No

Flood Risk: Very low

Floor Area: 882 ft² / 82 m²

Plot size: 0.12 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Ultrafast

1800 Mbps

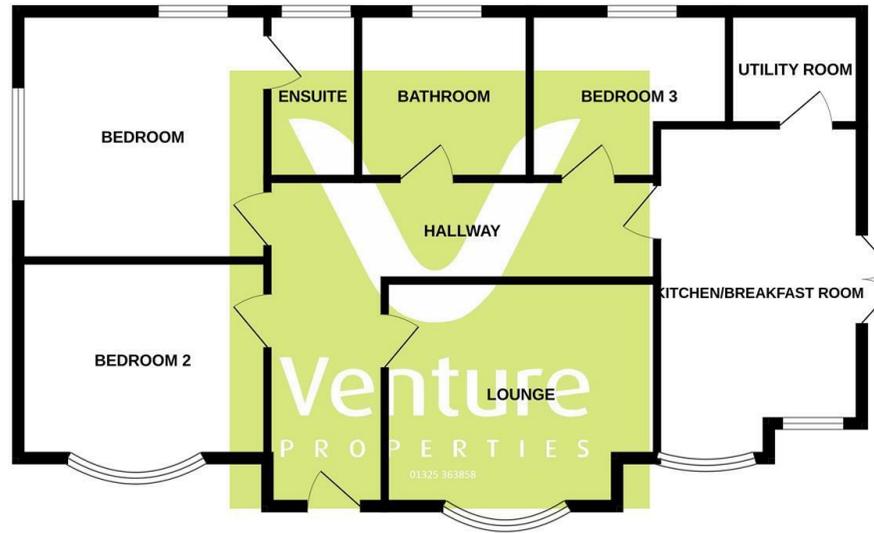
Satellite / Fibre TV Availability

BT

Sky

Note

GROUND FLOOR



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.
Made with Metropix ©2025.



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com