



**Mansergh Road**

Darlington DL2 2XR

**£380,000**





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# Mansergh Road

Darlington DL2 2XR



- Four Bedroom Detached New Build Property
- Close to Nature Reserve
- Ready to Move Into

- Detached Single Garage
- Within Walking Distance to Amenities
- Spacious 3 reception rooms

- West Park Location
- Annual Service Charge /Management Services £190.97
- Modern 4 bathrooms

Nestled on the charming Mansergh Road in Darlington, this exquisite new build detached house offers a perfect blend of modern living and spacious comfort. With four generously sized bedrooms, this property is ideal for families seeking both space and style. Each bedroom is thoughtfully designed, ensuring privacy and tranquillity for all occupants.

The house boasts three elegant reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. These versatile areas can be tailored to suit your lifestyle, whether you envision a formal dining room, a cosy lounge, or a vibrant playroom for the children.

With four well-appointed bathrooms, morning routines will be a breeze, eliminating the usual congestion often found in family homes. The contemporary design and high-quality finishes throughout the property reflect a commitment to luxury and convenience.

This stunning home is not just a place to live; it is a sanctuary where modern design meets everyday functionality. The location on Mansergh Road offers a peaceful residential setting while remaining conveniently close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

In summary, this detached house is a remarkable opportunity for those seeking a new home in Darlington. With its spacious layout, modern features, and prime location, it promises a lifestyle of comfort and elegance. Do not miss the chance to make this exceptional property your own.

## Entrance Hall

## Lounge

16'11 x 10'3 (5.16m x 3.12m)

## Dining Room

10'5 x 9'1 (3.18m x 2.77m)

## Kitchen

11'5 x 9'11 (3.48m x 3.02m)

## Family/Breakfast Room

11'5 x 16'6 (3.48m x 5.03m)

## Laundry Room

6'2 x 5'9 (1.88m x 1.75m)

## Ground Floor W.C

6'2 x 3' (1.88m x 0.91m)

## First Floor Landing

## Bedroom One

12'5 x 9'7 (3.78m x 2.92m)

## Dressing Room

5'7 x 8'7 (1.70m x 2.62m)

## En-Suite One

6'8 x 5'1 (2.03m x 1.55m)

## Bedroom Two

11'5 x 10'4 (3.48m x 3.15m)

## En-Suite Two

5'3 x 7' (1.60m x 2.13m)

## Bedroom Three

10'9 x 7'10 (3.28m x 2.39m)

## Bedroom Four

10'2 x 8'7 (3.10m x 2.62m)

## Bathroom

5'7 x 9'5 (1.70m x 2.87m)

## Externally

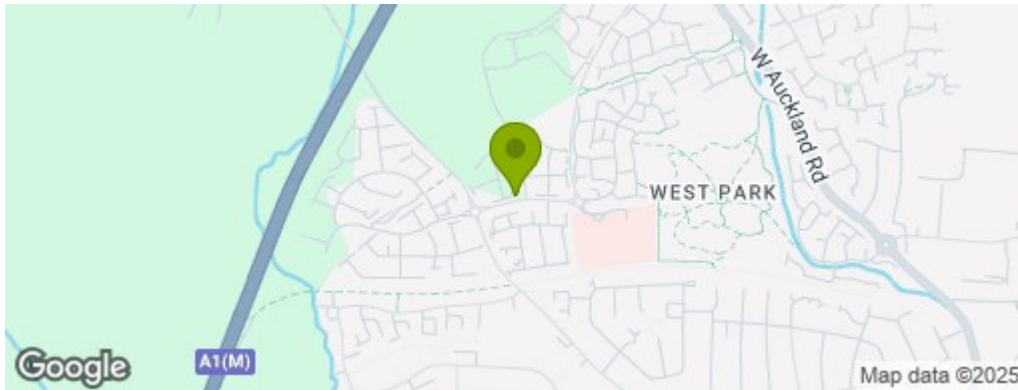
## Tenure

Freehold

## 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

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## Property Information

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