



**Nursery End**  
Darlington DL2 3XH  
**£289,950**





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# Nursery End

Darlington DL2 3XH



- Four Bedroom Detached Property
- Quiet Village Location

- Garage and Generous Off Street Parking
- Council Tax Band E

- Energy Efficient Solar Panels
- Epc Rating B

This well presented four bedroom property is located in a quiet cul-de-sac in the sought after rural village of Ingleton. However, within walking distance are schools and facilities, ideal for families.

The property includes eco-friendly features such as solar panels to the roof and a handy electric car charger which contribute to reduced energy costs and positive environmental impact.

With a welcoming entrance hallway, ground floor w.c and spacious rooms to the ground floor, four bedrooms, family bathroom and generous gardens, this property would make an ideal family home and certainly has a lot to offer.

Don't miss out on the opportunity to make this property your own. Contact our office to arrange a viewing.

For reference, the Solar Panels generate aprox. £1,000 per year.

## Entrance Hallway

Upvc door to front, access to garage (with combi boiler, Solar panel unit), under stairs cupboard, tiled floor and radiator.

## Lounge/Dining Room

257 x 1110 (7.80m x 3.61m)

Upvc double glazed bay and single window to rear, coving to ceiling, recess into chimney breast with electric stove heater and two radiators and one under stairs storage cupboard.

## Dining Area

Upvc double doors to rear and radiator.

## Kitchen

122 x 910 (3.71m x 3.00m)

Upvc double glazed window to front, fitted with cream wall, base and drawer units, with solid oak work surfaces and deep pan drawer, composite sink with mixer tap. Range style cooker with extractor over. Integrated microwave, there is a breakfast bar, space for a fridge and dishwasher. New york style tiled part tiled walls, tall larder cupboard, vertical radiator and tiled floor.

## Utility Room

Fitted with base units, stainless steel sink with mixer tap, there is space for a washing machine and tumble dryer, tiled floor and radiator. Upvc door to side.

## Downstairs W.C

Upvc double glazed window to side, fitted with low level w.c, wash hand basin, radiator part tiled walls and tiled floor.

## First Floor Landing

Access to fully boarded loft with power and light, via drop down ladder. Storage cupboard with shelving.

## Bedroom One

145 x 109 (4.39m x 3.28m)

Two Upvc double glazed windows to front, two double fitted wardrobes and feature recessed arch shelf.

## En-Suite

Upvc double glazed obscure window to side, shower cubicle with decorative tiled back, low level w.c, wash hand basin in vanity. Part tiled and part clad walls, vertical heated towel rail, heated mirror and electric toothbrush holder and laminate floor.

## Bedroom Two

105 x 910 (3.18m x 3.00m)

Dome window to front, fitted wardrobes with mirrored doors and radiator.

## Bedroom Three

1110 x 83 (3.61m x 2.51m)

Upvc double glazed window to rear and radiator.

## Bedroom Four

810 x 84 (2.69m x 2.54m)

Upvc double glazed window to rear, fitted wardrobes with sliding doors, laminate flooring and radiator.

## Bathroom

Upvc double glazed obscure window to rear, panelled bath with mixer tap and spray. Low level w.c, wash hand basin, stainless steel vertical radiator, part tiled walls and vinyl flooring.

## Externally

To the front there is a generous driveway with access to the garage and separate garden area. Gated side access to rear. The Garage is equipped with electric car charging port.

To the rear is a well proportioned, split level garden with both lawn and patio areas. There is also a summerhouse type shed.

## Property Information

Local Authority

Durham

Council Tax

Band:

E

Annual Price:

£2,971

Conservation Area

Nb

Flood Risk

No Risk

Floor Area

1,119 ft 2 / 104 m 2

Plot size

0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

BT

Sky

## Tenure

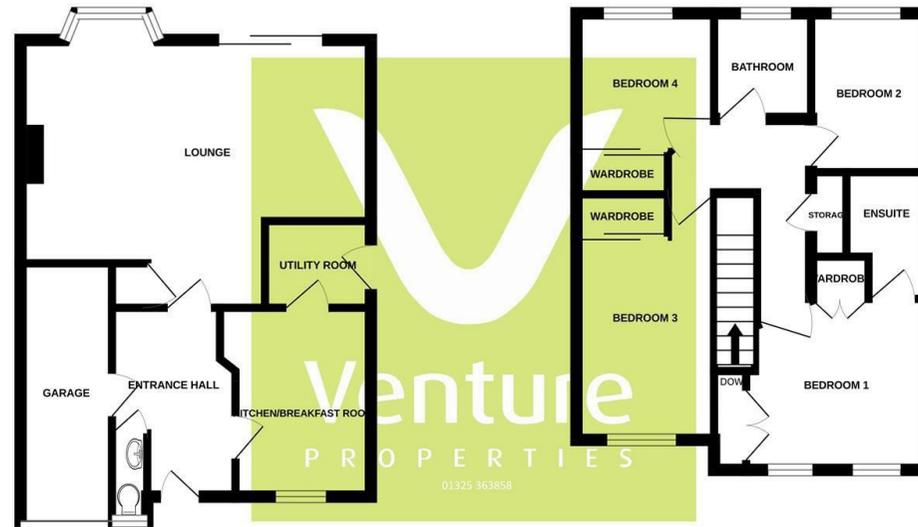
Freehold

## Note

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GROUND FLOOR

1ST 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.  
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## Property Information

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