



**Hartington Way**

Darlington DL3 0RZ

**£265,000**







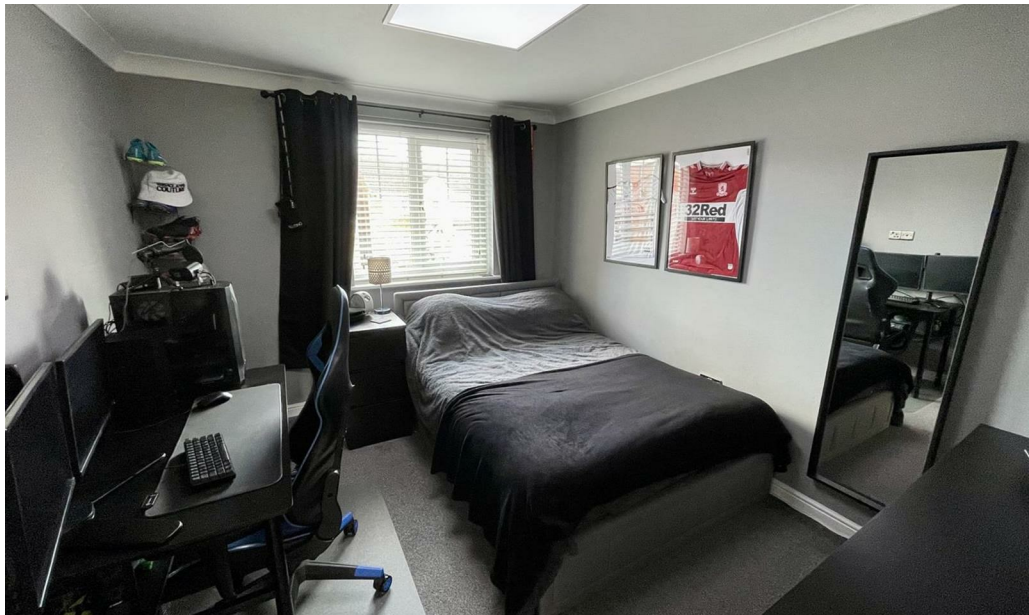
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# Hartington Way

## Darlington DL3 0RZ



- Detached Property
- Oakfield Lodge Location
- Off Street Parking & Garage

- Four Bedrooms
- Council Tax Band D
- Newly Installed Bathroom

- Open Plan Kitchen/Diner
- EPC Rating C

This immaculately presented four bedroom modern detached property comes to the market and is situated on the Oakfield Lodge development. The property has spacious executive style living accommodation with lounge, dining room, kitchen/breakfast room, conservatory and utility, en-suite to master bedroom, double glazed and centrally heated.

In brief the accommodation comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Downstairs WC, Conservatory, Four Bedrooms to the first floor, Master with en-suite, Family Bathroom/WC. There are gardens to the front and rear with off street parking and garage.

### Entrance Hall

Upvc double glazed door to front and stairs to the first floor.

### Lounge

15' 7 x 10' 10 (4.57m 2.13m x 3.05m 3.05m)

Upvc double glazed bay window to front, french doors into dining room and a radiator.

### Kitchen / Diner

18'4 x 12 (5.59m x 3.66m)

Upvc double glazed window to rear. Fitted with base and drawer units with contrasting work surfaces. There is an integrated electric hob and electric oven with overhead extractor unit. Space for an undercounter fridge, with part tiled walls, tiled flooring and radiator. Under stairs storage cupboard which is currently used as a shelved pantry.

Upvc double glazed doors to rear leading into Conservatory.

### Conservatory

16'9 x 12'9 (5.11m x 3.89m)

Double glazed windows and door leading to the rear garden.

### Utility Room

8' 10 x 9' 7 (2.44m 3.05m x 2.74m 2.13m)

Upvc double glazed door to side, stainless steel sink unit and space for a washing machine and dishwasher. Wall mounted boiler, tiled floor and radiator.

### Cloakroom W/C

Upvc double glazed window to rear. Low level w/c, wash hand basin and radiator.

### First Floor Landing

Access to loft with power and light. via drop down ladder.

### Bedroom One

14' 2 x 11'11 (4.27m 0.61m x 3.63m)

Upvc double glazed window to front and radiator.

### En-Suite

Upvc double glazed window to side. Fitted with shower cubicle, low level w/c, wash hand basin, part tiled walls and radiator.

### Bedroom Two

11' 3 x 9' 5 (3.35m 0.91m x 2.74m 1.52m)

Double glazed window to front and radiator.

### Bedroom Three

9' 7 x 7' 8 (2.74m 2.13m x 2.13m 2.44m)

Double glazed window to rear and radiator.

### Bedroom Four

9'2 x 8'10 (2.79m x 2.69m)

Upvc double glazed window to rear and radiator.

### Bathroom

Upvc double glazed window to rear, coving to ceiling, panelled bath with shower over and screen. Low level wc, and bowl style wash hand basin in wall mounted vanity unit with storage. There are part tiled walls and radiator.

### Externally

To the front there is a double driveway providing off street parking, which leads to a single garage with up and over door allowing car access. With front and rear gardens, the rear being mainly laid to lawn with patio area.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,372

Conservation Area No

Flood Risk Very low

Floor Area 925 ft 2 / 86 m 2

Plot size 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

79 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

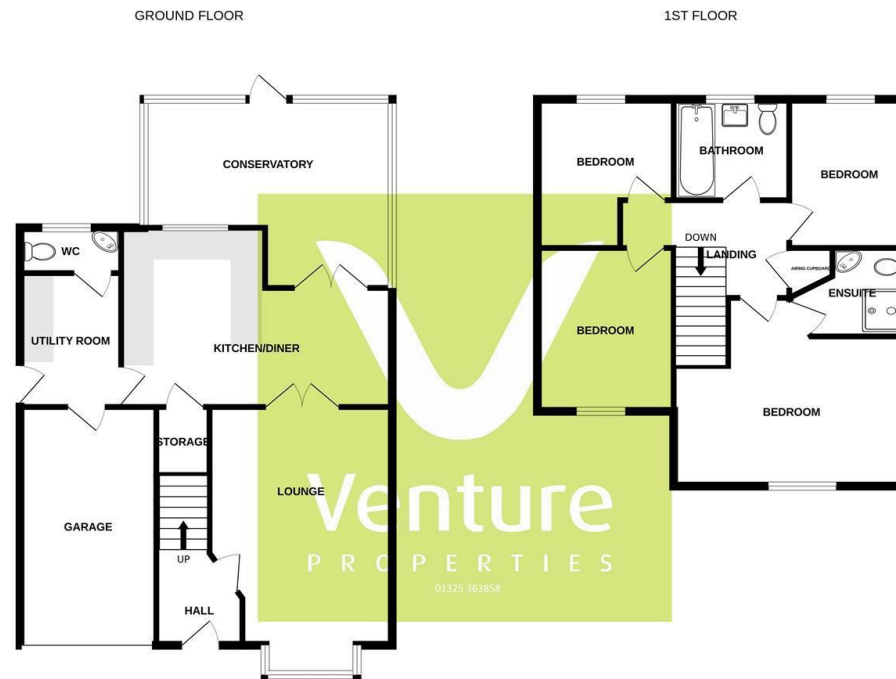
BT

Sky

Virgin

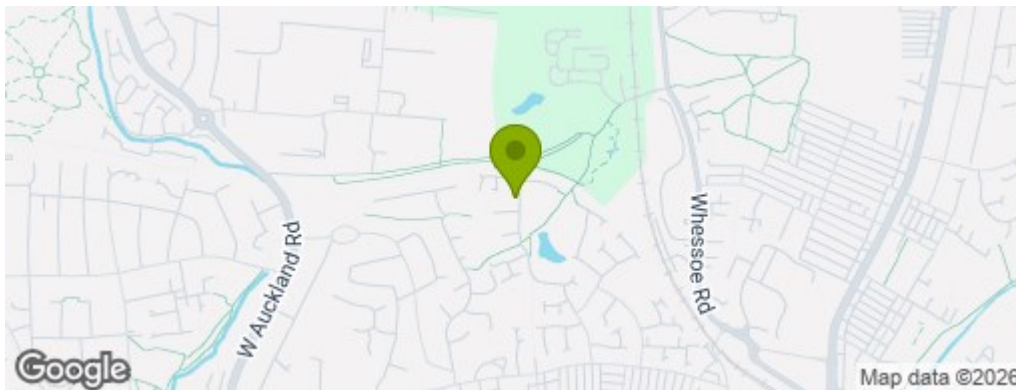
### Note

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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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