



**\*\* STUNNING PROPERTY \*\* \*\* GARDEN ROOM \*\* \*\* BEAUTIFUL GARDEN \*\***  
**\*\* EASY REACH OF LOCAL AMENITIES \*\* \*\* GOOD TRANSPORT LINKS \*\***

Smith and Friends are delighted to offer for sale this spacious and beautifully presented property to the market. Situated in the ever popular Whinfield area of Darlington and refurbished to a high standard, the home benefits from having uPVC double glazing and gas central heating (newly fitted boiler 2024). The impressive open plan lounge, kitchen and dining/garden room is ideal for modern day living and makes a perfect space to relax and entertain.

The property lies close to local amenities, including shops, supermarket, schools and pub. Good transport links to the A66, A1(M) and train station are also within easy reach.

In our opinion, the property will suit a variety of purchasers and must be viewed to fully appreciate what this home has to offer. We anticipate high demand and an early viewing is highly recommended.

Please Note: Council tax band C. Freehold basis. EPC Band D  
 Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

**Jesmond Road, Darlington, DL1 3HN**

**3 Bed - Bungalow - Detached**

**Offers In The Region Of £310,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



## Jesmond Road, Darlington, DL1 3HN



A welcoming entrance hall leads to the generously sized, dual aspect lounge featuring luxury vinyl tile flooring and multi fuel log burner. A large cupboard with ample storage space houses the newly fitted combination boiler. The spacious kitchen benefits from having under floor heating, tiled floor, features a range of wall and base units, granite worktops, integrated appliances including two electric ovens, five ring gas hob, extractor, dishwasher, washing machine and space for an American fridge freezer.



A light and bright garden room to the rear is a great space to relax and benefits from French doors accessing the garden.

There are two well proportioned double bedrooms both with a feature fireplace and bay window allowing light to flood the room. The well appointed en-suite comprises of a shower cubicle, wash hand basin in vanity unit, low level w.c. and heated towel rail. The third bedroom is a good sized single.



A generously proportioned fully tiled bathroom comprises of a spacious shower area, bath, wash hand basin, low level w.c. and heated towel rail.

### EXTERNALLY

To the front of the property there is a generously gravelled driveway allowing parking for several vehicles. The garage which is accessed via double gates benefits from an up and over door and additional rear door.

A side gate leads to the inviting rear garden which is bordered with plants and shrubs featuring a lawned and small artificial turfed area and a large patio benefitting from having a built in BBQ making it an ideal space to entertain in the Summer months.



### ENTRANCE HALL

#### LOUNGE

20'11" x 10'10" (6.38m x 3.31m)

#### KITCHEN

20'5" x 10'3" (6.24m x 3.13m)

#### GARDEN ROOM

13'6" x 9'2" (4.13m x 2.81m)

#### BEDROOM

12'2" x 11'4" (3.71m x 3.47m)

#### EN-SUITE SHOWER ROOM/W.C.

#### BEDROOM

12'11" x 11'5" (3.94m x 3.48m)

#### BEDROOM

11'4" x 8'5" (3.46m x 2.57m)

#### BATHROOM/W.C.

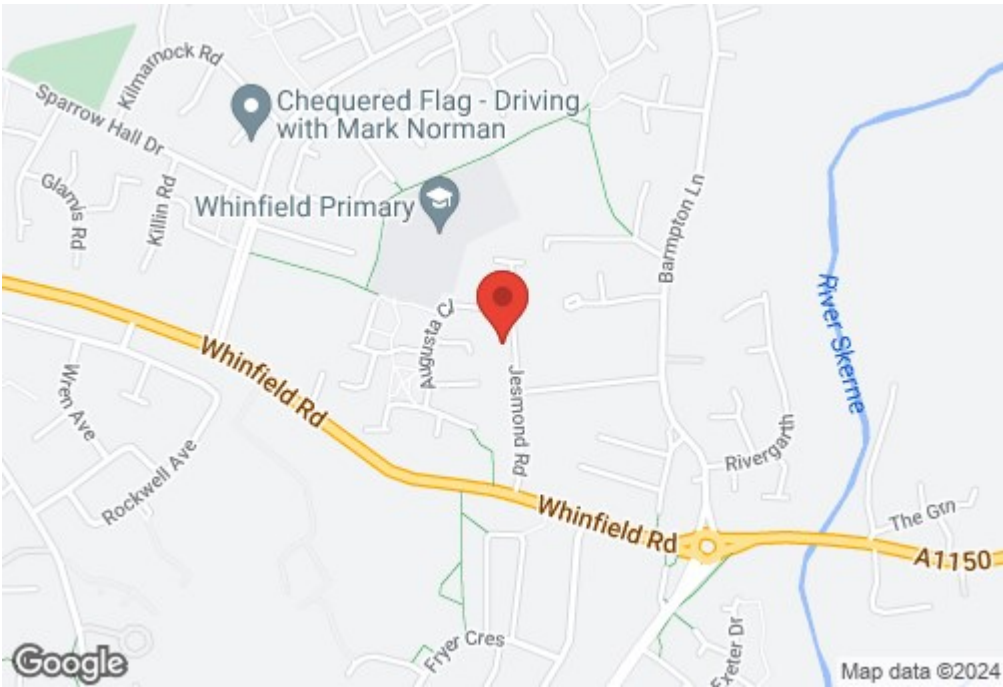
11'3" x 9'3" (3.43m x 2.83m)

#### FRONT EXTERNAL

#### REAR GARDEN



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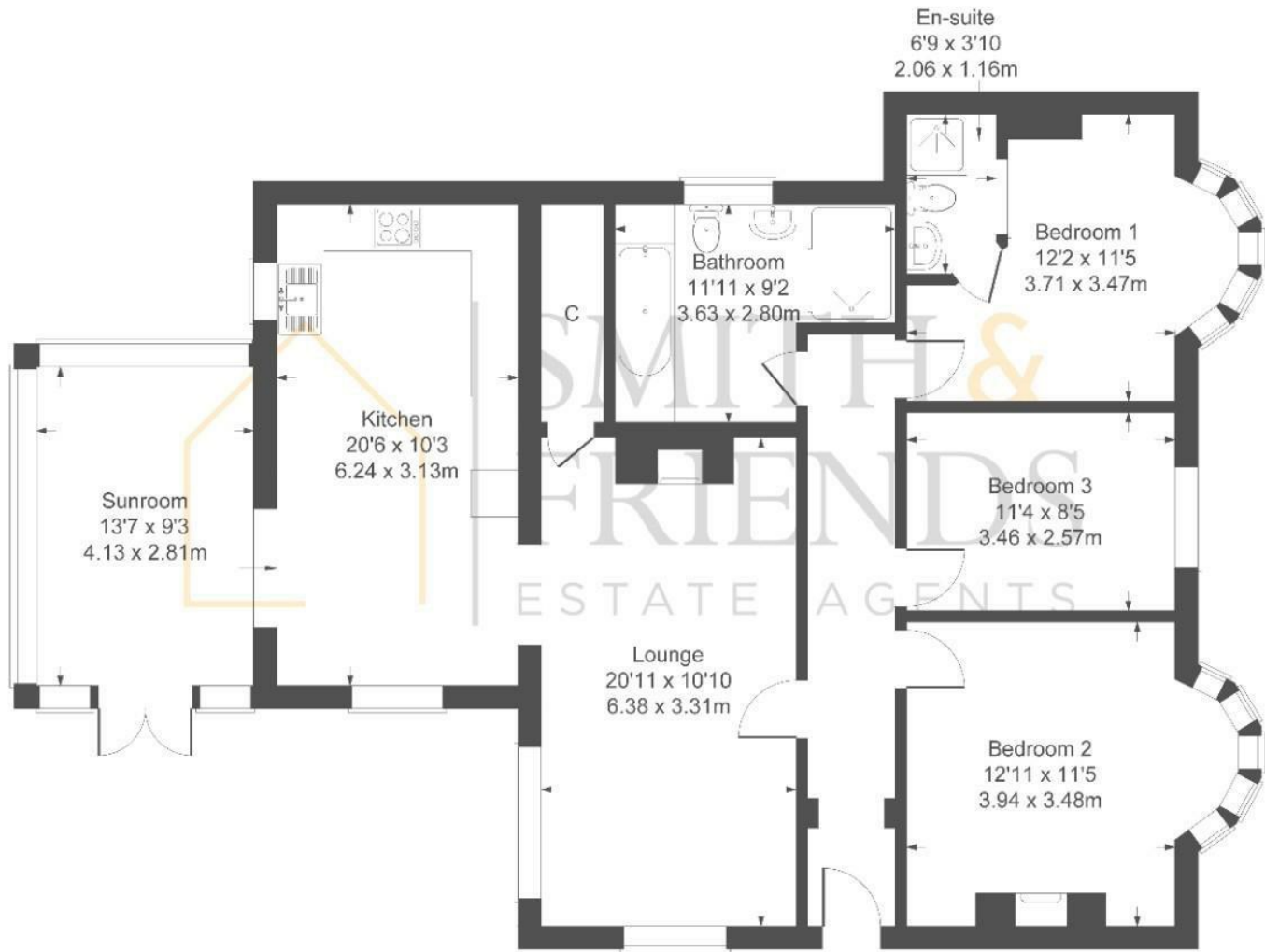




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# Jesmond Road

Approximate Gross Internal Area  
1270 sq ft - 118 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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