



**** SPACIOUS FAMILY HOME ** ** TWO RECEPTION ROOMS ** ** GARAGE **
** REAR GARDEN ** ** CLOSE TO LOCAL AMENITIES ** ** EN-SUITE FACILITIES ****

Smith and Friends are delighted to offer for sale this well presented four bed detached home situated on a new development and within the 10 year NHBC guarantee.

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

In our opinion the property will suit a variety of purchasers and must be viewed to be appreciated. Early viewing is recommended.

Council tax band B. Freehold basis. EPC Rating: B
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

Barlby Drive, Darlington, DL3 0QD

3 Bed - House - Detached

£200,000

EPC Rating: B

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Barlby Drive, Darlington, DL3 0QD



GROUND FLOOR

A spacious hallway with stairs to the first floor leads to two reception rooms and kitchen/breakfast room. There is a well proportioned dining room to the front aspect while a light and airy lounge to the rear features French doors accessing the garden. The good sized kitchen features a range of wall and base units, contrasting worktops, stainless steel sink, integrated appliances including electric oven, gas hob, extractor and fridge freezer, additionally there is space for a dishwasher, washing machine and small table. The generously sized cloakroom comprises of a wash hand basin and low level w.c.



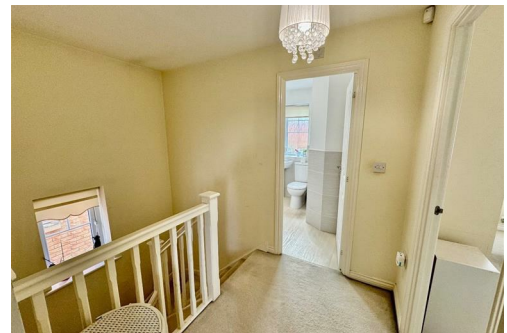
FIRST FLOOR

A light and airy landing benefitting from loft access and storage cupboard leads to three bedrooms, en-suite and bathroom. There are two generously sized double bedrooms with the master benefitting from having fitted wardrobes and en-suite comprising of a shower cubicle, a wash hand basin and low level w.c. The third bedroom is a good sized single. The well appointed family bathroom comprises of a bath, wash hand basin and low level w.c.



EXTERNALLY

To the front of the property the garden is lawned with driveway leading to an integral garage with up and over door. A side gate accesses the enclosed rear garden which is laid to lawn and benefits from not being directly overlooked, making it an ideal space to spend time in the warmer months.



HALLWAY

DINING ROOM

10'1" x 8'7" (3.08m x 2.62m)

LOUNGE

14'1" x 10'5" (4.30m x 3.19m)

KITCHEN/BREAKFAST ROOM

9'9" x 9'8" (2.99m x 2.95m)



GROUND FLOOR W.C.

FIRST FLOOR LANDING

BEDROOM

12'4" x 10'5" (3.77m x 3.19m)

EN-SUITE SHOWER ROOM

BEDROOM

12'7" x 8'9" (3.85m x 2.69m)

BEDROOM

9'6" x 7'11" (2.92m x 2.42m)

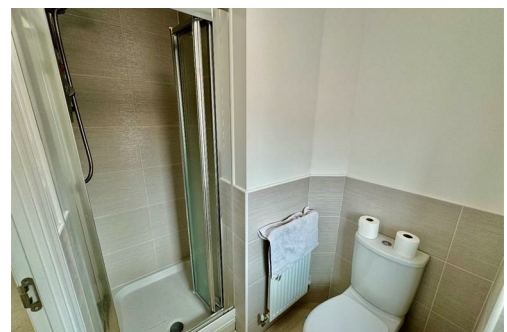
BATHROOM/W.C.

8'10" x 6'8" (2.70m x 2.04m)

FRONT EXTERNAL

REAR GARDEN

GARAGE



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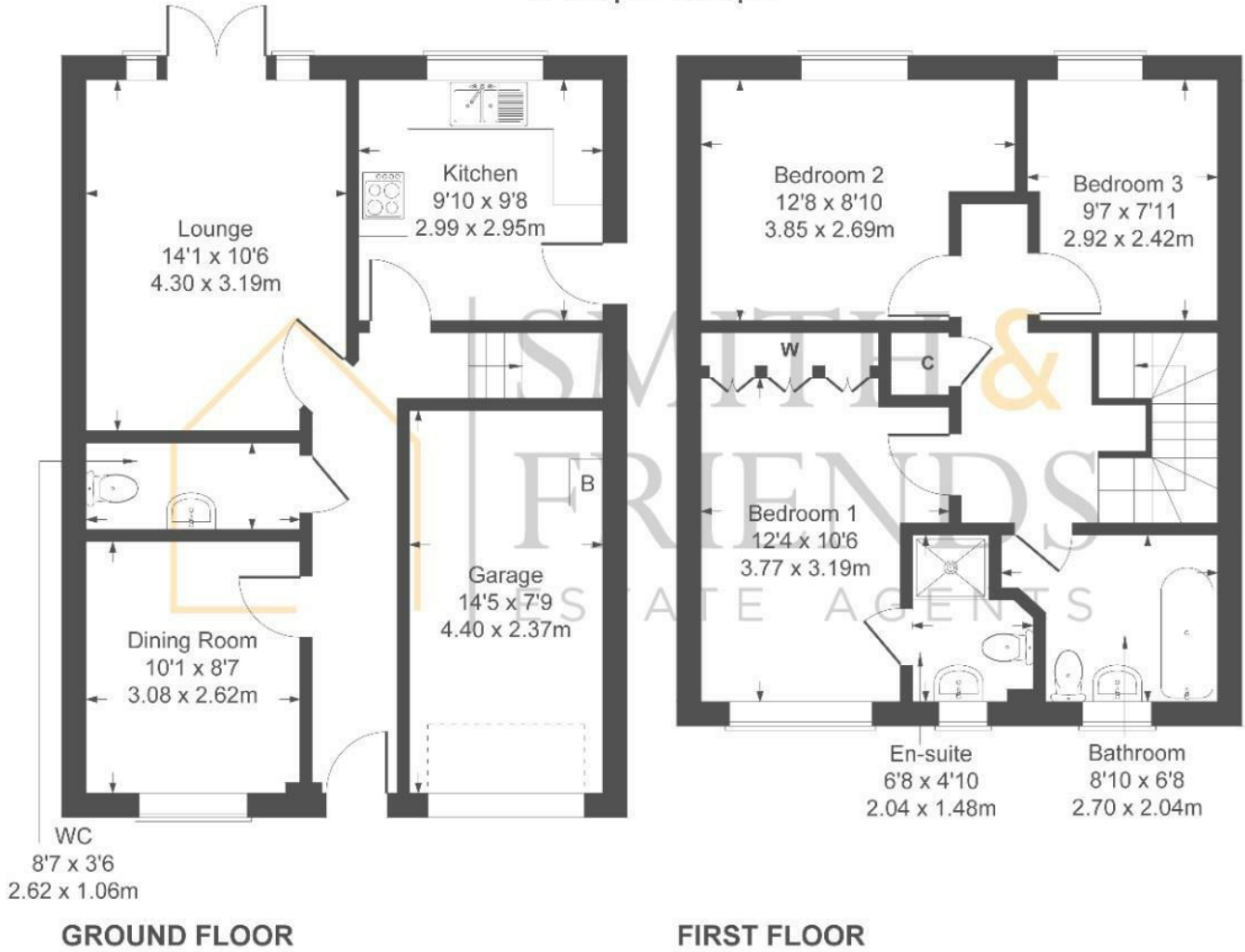


7'9" x 14'5" (2.37m x 4.40m)



Barlby Drive

Approximate Gross Internal Area
1119 sq ft - 104 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			93
(81-91) B		82	
(69-80) C			
(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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