



**\*\* MODERN INTERIOR\*\* \*\* DOUBLE GARAGE \*\***  
**\*\* TWO EN-SUITES + FAMILY BATHROOM \*\***

This modern new-build home is a perfect blend of contemporary design and functionality. The property features a spacious open-plan living area with large windows that allow natural light to flood the space, creating a bright and welcoming atmosphere. The sleek, fully-fitted kitchen includes high-end appliances and dining room ideal for casual dining and entertaining.

Upstairs, the house boasts four generously sized bedrooms, two of which have their own private en-suite bathrooms, finished with luxurious fixtures and fittings. These en-suites offer a spa-like retreat with walk-in showers and elegant tiling.

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

**Thomas Sopwith Way, Darlington, DL2 2ZL**

**4 Bed - House - Detached**

**£380,000**

**EPC Rating: B**

**Council Tax Band: E**

**Tenure: Freehold**



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ESTATE AGENTS

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The double garage provides ample space for parking and additional storage. It also benefits from two double sockets and three internal lights, while the driveway can accommodate multiple vehicles. Also to the outside of the garage there is a double RCD socket. Outside, the garden is landscaped, offering a private outdoor space for relaxation or entertaining. There is a useful outside tap to the rear of the property. This home is ideal for families or professionals looking for modern comfort in a peaceful, well-connected neighbourhood.

## Entrance Hall

## Study/Snug

9'2" x 7'8" (2.81m x 2.34m )

## Utility Room

## Cloakroom/ WC

## Kitchen Dining Room

26'5" x 9'4" (8.07m x 2.87m )

## Lounge

18'1" x 11'2" (5.53m x 3.41m )

## First Floor Landing

## Master Bed

11'3" x 10'9" (3.43m x 3.28m )

## En-Suite Shower Room

## En-Suite Shower Room

## Bedroom 2

11'2" x 10'9" (3.42m x 3.30m)

## Bedroom 3

11'2" x 10'7" (3.42m x 3.24m)

## Bedroom 4

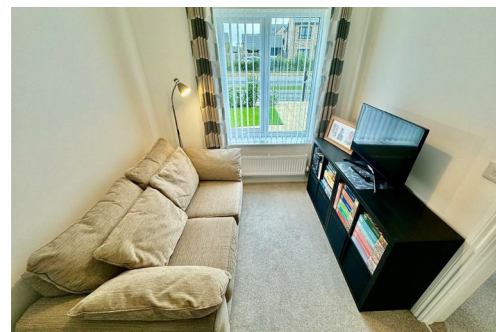
10'9" x 7'7" (3.28m x 2.33m )

## Family Bathroom

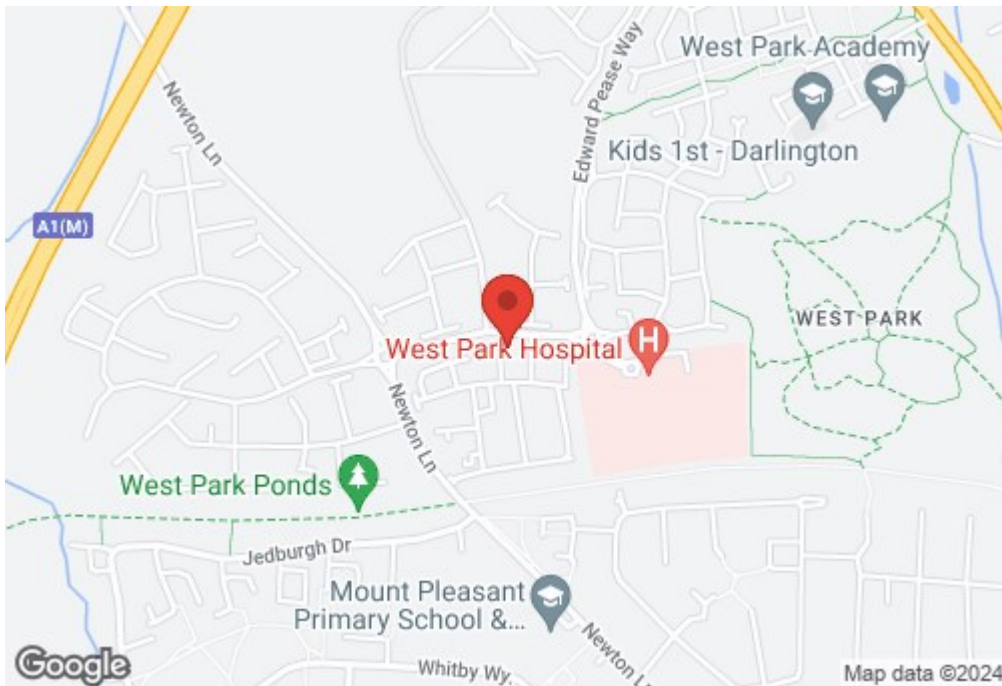
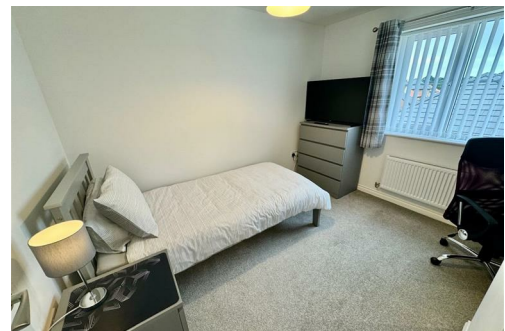
## Rear Garden

## Double Garage and Driveway

## Front Garden



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# Thomas Sopwith Way, Darlington, DL2 2ZL



Ground Floor



Floor 1

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			94
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

