



The Fairway, DL1 1ES
null Bed - House
Offers Over £250,000

EPC Rating: B
Tenure: Freehold
Council Tax Band:



The Fairway

Darlington DL1 1ES

This beautifully presented, four-bedroom detached offers spacious, modern living in a highly desirable area of Darlington. Built in 2018 and still under NHBC warranty, the property features a stylish interior with neutral décor throughout and a fantastic layout ideal for families.

Offering a spacious and adaptable floorplan, this impressive home must be seen to be appreciated! Including; entrance hallway with faux panelling and parquet effect flooring, generous lounge with walk in box bay and parquet effect flooring, beautiful family sized kitchen/diner with built in dishwasher, oven & microwave along with ceramic hob, the large bi-fold doors leading to the South Facing Rear Garden create an amazing summer entertaining zone, the useful utility room is invaluable as a laundry area with plumbing for washing machine and tumble dryer, fitted cupboard with worktop and sink unit, wall mounted combi boiler and access to the back garden and also the ground floor w/c. The garage has been slit to allow for storage from the original garage door but creating a useful internal room ideal for a playroom, office or gym...the possibilities are endless.

To the first floor are four good sized bedrooms; The premier bedroom offering built in wardrobe and a modern en-suite shower room, bedroom four also offers a built in wardrobe, a modern family bathroom completes the first floor.

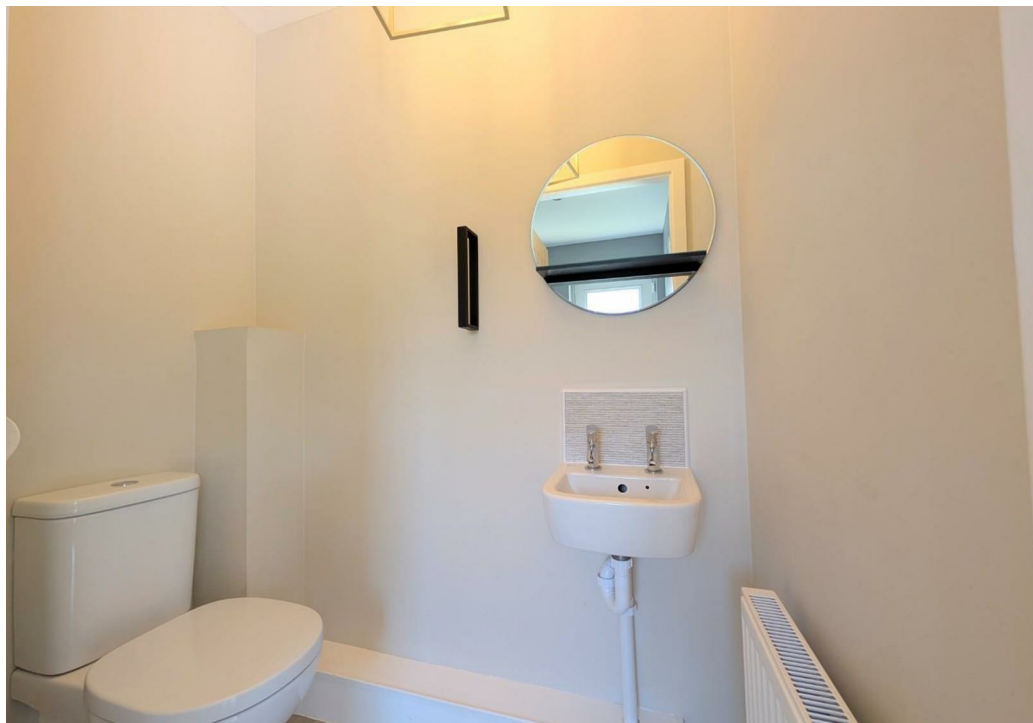
Externally the frontage provides a double driveway with access to garage storage whilst the generous south facing rear garden has a lovely patio area and lawn with small planting areas for easy maintenance.

Located just a short walk from Darlington town centre and the mainline train station, Eastbourne is a well-connected and family-friendly neighbourhood offering excellent local amenities, including convenience stores, easy access to public transport and school transport services provided by the local council along with highly rated local schools.

DIRECTIONS: PLEASE FOLLOW THE MAP PROVIDED



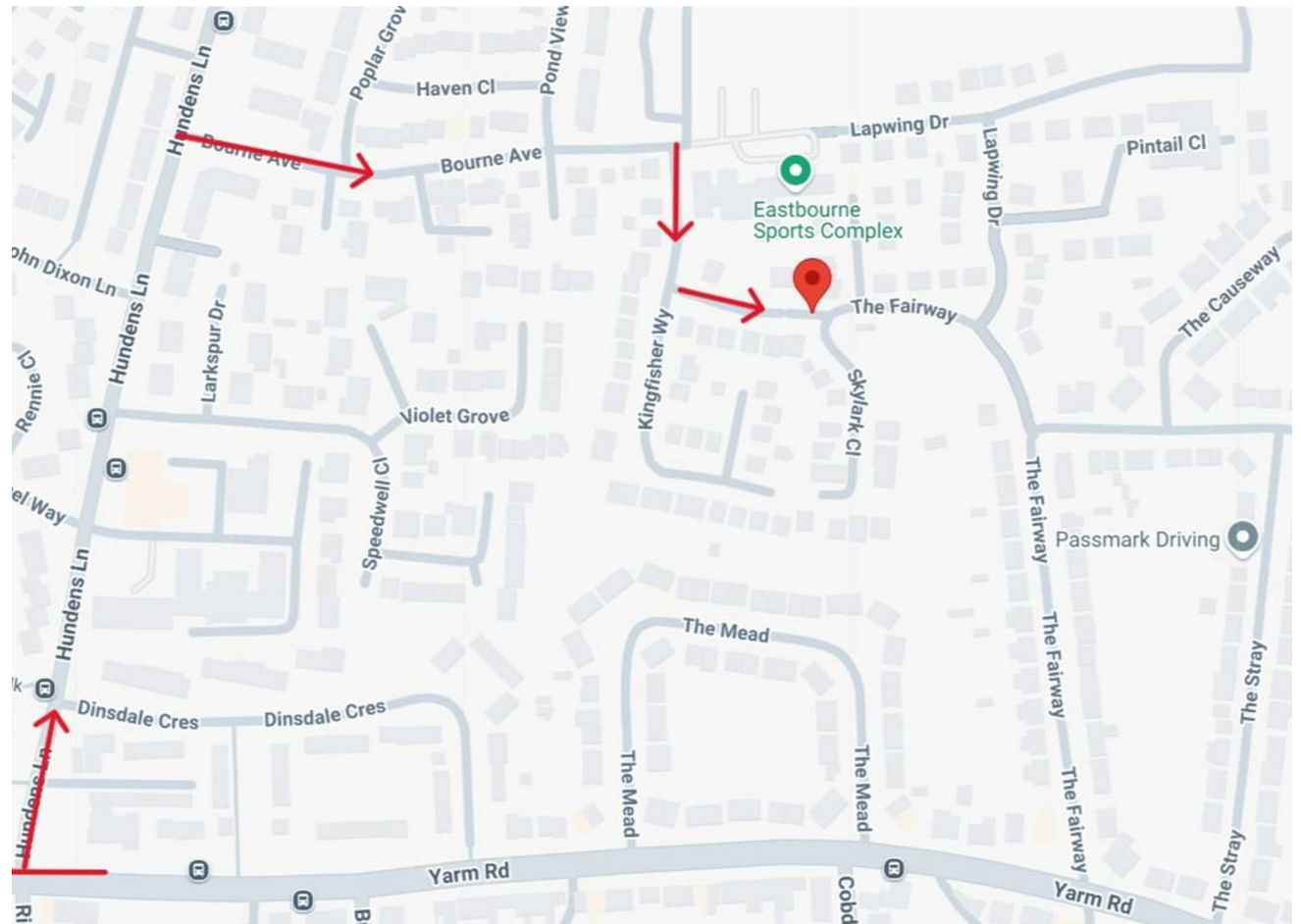








- No Onward Chain
- Generous South-Facing Rear Garden – perfect for outdoor living
- Stunning open-plan kitchen/diner with bi-folding doors to the garden
- Master bedroom with ensuite
- Separate utility room and ground floor WC
- Walking distance to Darlington town centre and mainline train station
- Within catchment for highly regarded Primary and Secondary schools
- Double Drive

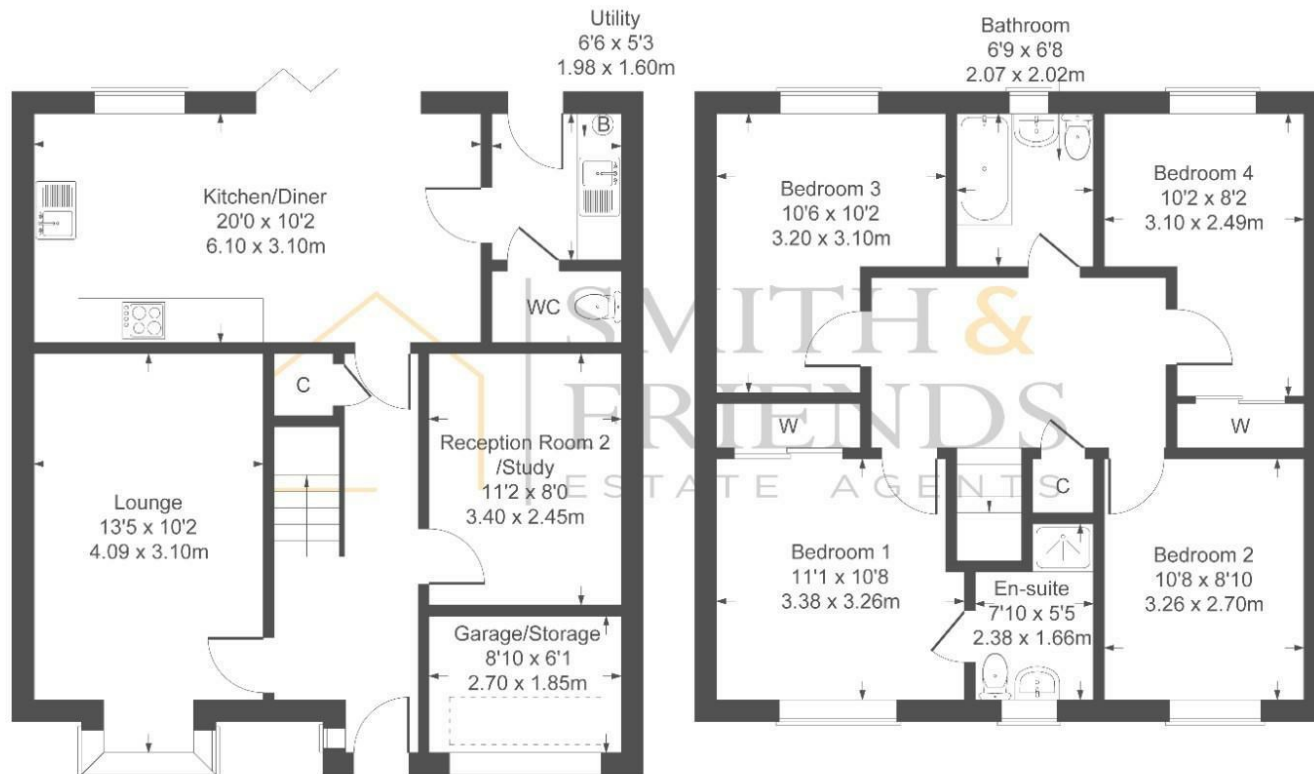




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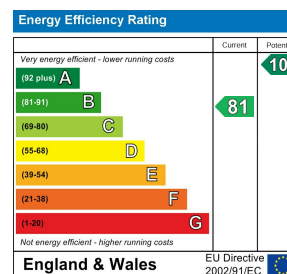
Approximate Gross Internal Area

1399 sq ft - 130 sq m



Not to Scale. Produced by The Plan Portal 2025
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.



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