



## Middlehope Way

Darlington DL2 2ZE

Offers Over £280,000





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# Middlehope Way

Darlington DL2 2ZE



- Three Bedroom Detached Property
- Garage
- Close to Shops and Schools

- Popular West Park Location
- Ideal Family Home
- Council Tax Band D

- Off Street Parking
- Nature Reserve
- EPC Rating B

Located on the desirable Westpark Development in Darlington, this immaculately presented detached house on Middlehope Way presents an exceptional opportunity for families and professionals alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features a welcoming reception room, perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the spacious kitchen and dining room with integrated appliances, which is complemented by a convenient utility room. This layout is ideal for both everyday living and hosting gatherings, ensuring that you have all the space you need for culinary adventures and family meals.

Externally, the property boasts well-maintained front and rear gardens, providing a lovely outdoor space for children to play or for you to enjoy a quiet moment in the fresh air. The driveway and garage offer parking for two vehicles, adding to the convenience of this splendid home.

As a Gentoo new build, this property comes with the remainder of the NHBC warranty, giving you peace of mind regarding its quality and construction. The immaculate condition throughout means you can move in with ease, making it a perfect choice for those seeking a turn-key property.

We highly recommend viewing this delightful home to fully appreciate its charm and the lifestyle it offers. Don't miss out on the chance to make this wonderful property your own.

## Entrance Hall

With a composite door and staircase to the first floor landing.

## Lounge

16'2 x 10'2 (4.93m x 3.10m)

Upvc double glazed bay window to front and Upvc double glazed window to the side, two radiators.

## Kitchen/Diner

16'2 x 13'5 (4.93m x 4.09m)

Upvc double glazed window and double doors to rear and a Upvc double glazed window to the rear. This spacious kitchen is fitted with a range of dark grey wall, base and drawer units with inset sink unit with mixer tap, four ring hob with extractor over and oven, integrated fridge freezer and dishwasher, quality LVT flooring and access to the Utility room.

## Utility Room

Door to side. Space for washing machine and concealed gas central heating boiler (serviced annually)

## Ground Floor W.C

Low level w.c and wash hand basin, part tiled walls and LVT flooring.

## First Floor Landing

A lovely light and airy landing with Upvc double glazed window to side.

## Bedroom One

10'5 x 10'4 (3.18m x 3.15m)

Two Upvc double glazed windows to front and side with access to en-suite shower room.

## En-Suite Shower Room

Upvc double glazed obscure window to side, shower cubicle, low level w.c and wash hand basin, part tiled walls, vinyl flooring and heated towel rail.

## Bedroom Two

13'6 x 8'11 (4.11m x 2.72m)

Upvc double glazed window to rear and radiator.

## Bedroom Three

9'11 x 7'0 (3.02m x 2.13m)

Upvc double glazed window to rear and radiator.

## Bathroom

Upvc double glazed obscure window to side, panelled bath, low level w.c and wash hand basin, part tiled walls and vinyl flooring.

## Externally

To the front there is a driveway providing off street parking, giving access to the garage. There is also a low maintenance lawn area.

To the rear is an enclosed garden laid mainly to lawn with a patio area, there is also pedestrian access into the garage.

## Garage

20'0 x 10'11

With up and over door to front and pedestrian access from the rear garden.

## Tenure

Freehold

## Property Details

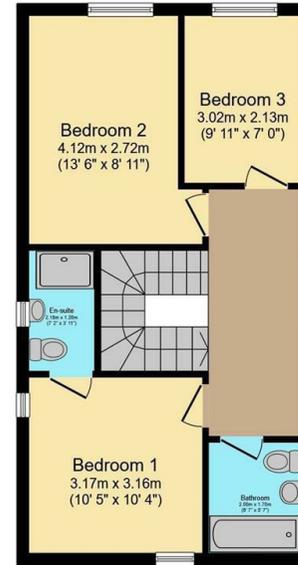
Local Authority: Darlington  
Council Tax Band: D  
Annual Price: £2,372  
Conservation Area No  
Flood Risk Very low  
Floor Area 1,054 ft<sup>2</sup> / 98 m<sup>2</sup>  
Plot size 0.06 acres  
Mobile coverage  
EE  
Vodafone  
Three  
O2  
Broadband  
Basic  
6 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky  
Virgin

## Note

There is an annual levy paid for the upkeep of the local open spaces.

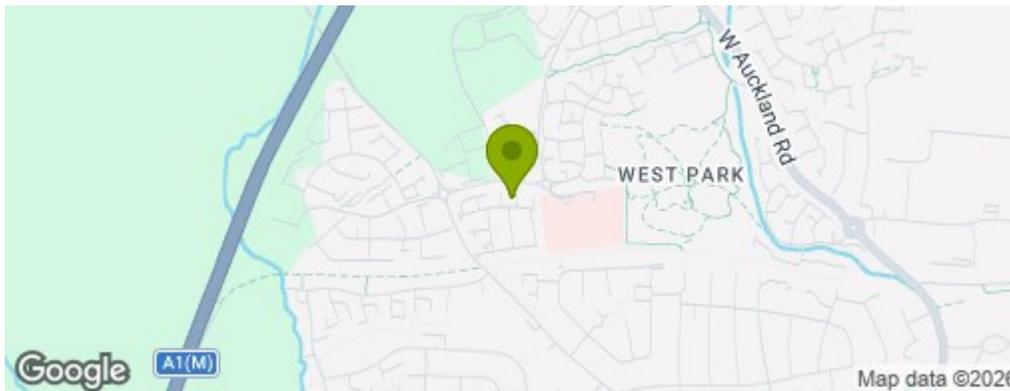
## Note

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Total floor area 117.4 sq.m. (1,263 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



## Property Information

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