



## Edgecombe Grove

Darlington DL3 9DW

Offers In The Region Of £235,000





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# Edgecombe Grove

Darlington DL3 9DW



- Two Bedroom Bungalow
- Conservatory
- Epc Rating D

- Mowden Area Of Darlington
- Spacious Rear Garden
- Close To Local Amenities & Shops

- Garage & Off Street Parking
- Council Tax Band C
- Must Be Seen

Located in this quiet cul-de-sac in Edgecombe Grove, Darlington, this detached bungalow offers a perfect blend of comfort and convenience. Set on a larger than average corner plot, the property boasts three reception rooms, providing ample space for relaxation and entertaining, with under floor heating throughout. With two well-proportioned bedrooms, this home is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The bungalow features a bright and airy conservatory, which invites natural light and offers a lovely space to enjoy the surrounding garden views throughout the seasons.

For those with vehicles, the property includes a garage and parking space for multiple vehicles, making it easy to accommodate guests or family members. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This property is not only a wonderful place to live but also offers the potential for personalisation and enhancement, should you wish to make it your own. With its prime location in Darlington, you will find yourself within easy reach of local amenities, parks, and transport links, ensuring that everything you need is just a stone's throw away.

In summary, this charming bungalow on Edgecombe Grove presents an excellent opportunity for those seeking a comfortable and convenient lifestyle in a desirable area. Don't miss the chance to make this lovely property your new home.

## Porch

Door to front.

## Entrance Hall

16' x 5'5" (4.88m x 1.65m)

Storage cupboard and boiler.

## Lounge

17'9" x 13'1" (5.41m x 3.99m)

Double glazed full length windows to front and side, stone fireplace, wooden beams to ceiling and gas fire.

## Kitchen

8'8" x 8'8" (2.64m x 2.64m)

Window to side and door to rear, wooden wall, base and drawer units, stainless steel sink with mixer tap, wall mounted water heater. Cupboard housing hot water tank. Space for a washing machine and fridge freezer.

## Dining Room

8'6" x 7'10" (2.59m x 2.39m)

Window to side.

## Conservatory

11'10" x 11'2" (3.61m x 3.40m)

Upvc part wall and part glazed with tiled floor.

## Bedroom One

12'10" x 11'2" (3.91m x 3.40m)

Double glazed window to side and rear and fitted wardrobes.

## Bedroom Two

11'2" x 10'10" (3.40m x 3.30m)

Double doors to conservatory and fitted wardrobes.

## Bathroom

Panelled bath, low level w.c, wash hand basin and fully tiled walls.

## Externally

To the front is a driveway to provide off street parking and access to garage.

There is a wraparound garden to rear and side, with lawn area and well established shrubs.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area No  
Flood Risk Very low  
Floor Area 796 ft<sup>2</sup> / 74 m<sup>2</sup>  
Plot size 0.18 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
2 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

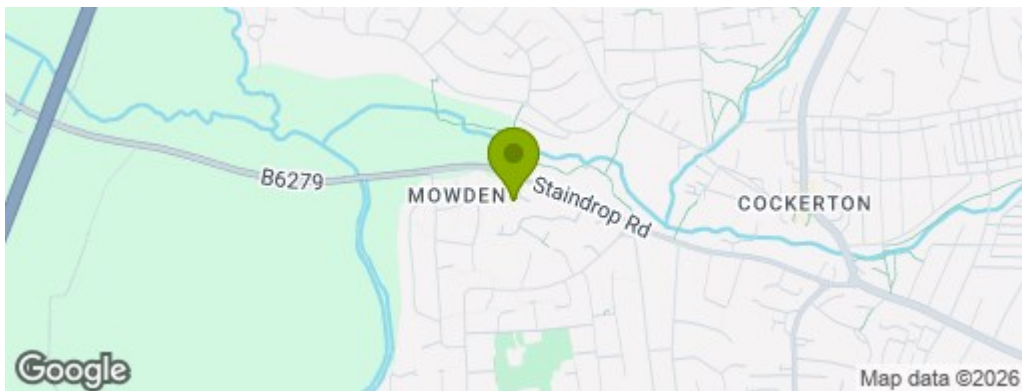
## Note

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The architect, surveyor and agent are not liable for any errors or omissions and no guarantee as to their quality or efficiency can be given. Made with Mapbox ©2026



## Property Information

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