



## Burneston Court

Darlington DL3 8UL

Offers Over £365,000





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# Burneston Court

Darlington DL3 8UL



- Four Bedroom Detached House
- Gardens, Driveway & Garage
- EPC Grade D

- Situated On The Sought After Baydale Meadows
- Garden Room To Rear
- Council Tax Band E

- No Onward Chain
- En-Suite To The Main Bedroom

Welcome to this stunning four-bedroom detached house located in the highly sought-after Baydale Meadows development in Darlington. This impressive property offers a perfect blend of modern living and comfort, making it an ideal family home.

As you enter, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the garden room at the rear, which offers a delightful view of the beautifully maintained gardens, perfect for enjoying sunny afternoons or hosting gatherings.

The property boasts four generously sized bedrooms, providing plenty of space for family members or guests. With two well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for everyone in the household.

Outside, the property features a lovely garden, ideal for outdoor activities or simply unwinding in a tranquil setting. The driveway offers parking for up to three vehicles, along with a garage for additional storage or secure parking.

This home is offered with no chain, allowing for a smooth and efficient purchase process. With its prime location and impressive features, this detached house is a rare find in the market. Do not miss the opportunity to make this exceptional property your new home.

## Entrance Hallway

Door to front, staircase to first floor landing, door to garage, laminate flooring and radiator.

## Snug/Office

11' x 8'9" (3.35m x 2.67m)

Two Upvc double glazed windows to front, coving to ceiling and radiator.

## Lounge

16'5" x 11'10" (5.00m x 3.61m)

Upvc double doors to rear, coving to ceiling, sandstone effect fireplace housing remote control living flame gas fire. Laminate flooring and radiator.

## Kitchen

13'3" x 9'5" (4.04m x 2.87m) &

Fitted with a range of wall, base and drawer units including display cabinets, with contrasting work surfaces. Integrated stainless steel, bowl style sink with mixer tap. Gas hob and oven with extractor over. Integrated fridge freezer and dishwasher. Spotlights to ceiling, laminate flooring and radiator. Open plan to garden room.

## Garden Room

12' x 10'1" (3.66m x 3.07m)

Upvc double glazed with half wall and double doors to side/rear, vaulted ceiling with two Velux windows, spotlights to ceiling and two radiators.

## Ground Floor W.C

With low level w.c, wash hand basin and laminate flooring and radiator.

## First Floor Landing

With storage cupboard housing heating tank and access to loft.

## Bedroom One

11'3" x 9'8" (3.43m x 2.95m)

Upvc double glazed window to front, coving to ceiling, fitted wardrobes with mirrored sliding doors and radiator.

## En-Suite

Upvc double glazed obscure window to side, double shower cubicle, low level w.c and wash hand basin in vanity unit. Extractor fan, spotlights to ceiling, tiled floor and heated towel rail.

## Bedroom Two

10'4" x 8'2" (3.15m x 2.49m)

Upvc double glazed window to rear, coving to ceiling, fitted wardrobes with mirrored sliding doors, laminate flooring and radiator.

## Bedroom Three

11' x 8'2" (3.35m x 2.49m)

Upvc double glazed window to rear, coving to ceiling, laminate flooring and radiator.

## Bedroom Four

9'7" x 6'7" (2.92m x 2.01m)

Two Upvc double glazed windows to front, coving to ceiling, laminate flooring and radiator.

## Bathroom

7'10" x 5'1" (2.39m x 1.55m)

Upvc double glazed obscure window to side, bath with shower attachment, low level w.c, wash hand basin, extractor fan, part tiled walls, and heated towel rail.

## Externally

To the front there is a well stocked garden, mainly laid to lawn, a driveway for two vehicles and access to an integral garage via up and over door.

To the rear is a particularly attractive, enclosed garden, mainly laid to lawn and well stocked with a variety of plants and shrubs. There is a decorative pond with waterfall feature, remote control lighting, outside power point and tap. Two patio areas and a high degree of privacy.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: E

Annual Price: £2,899

Conservation Area No

Flood Risk Very low

Floor Area 1,259 ft 2 / 117 m 2

Plot size 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

50 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

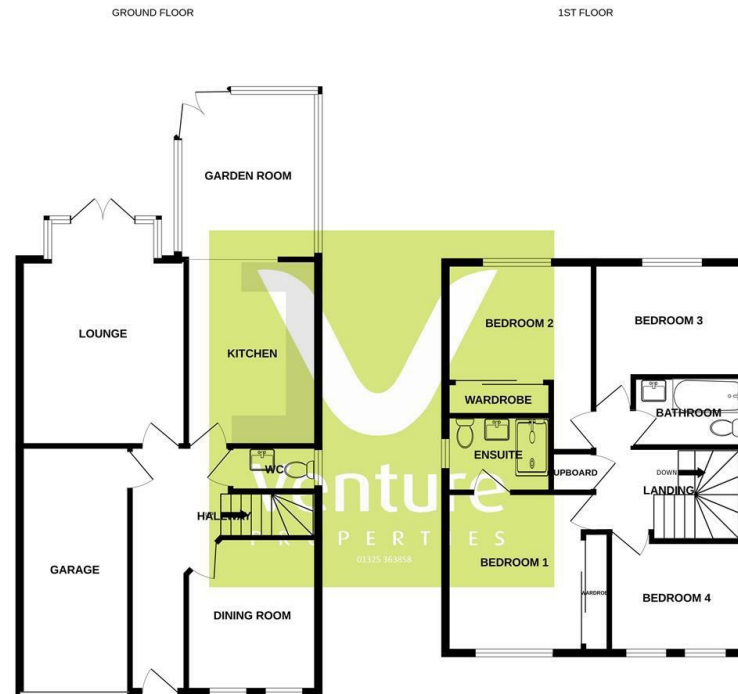
BT

Sky

Virgin

## Note

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Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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