



**Alverton Drive**

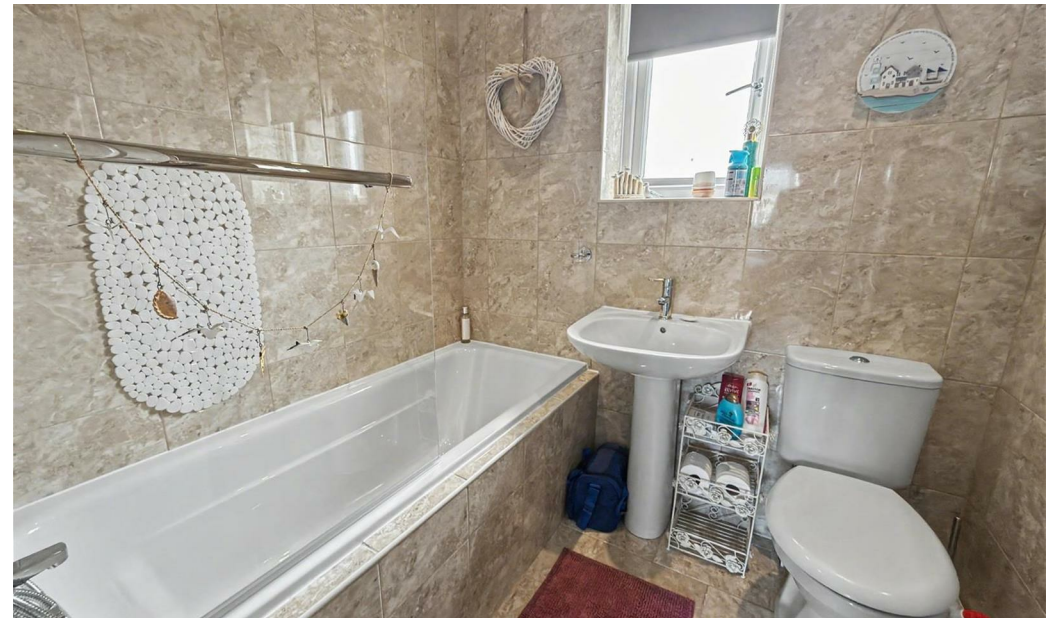
Darlington DL3 0GA

**Offers Over £265,000**





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# Alverton Drive

## Darlington DL3 0GA



- Three Bedroom Modern Detached House
  - Driveway Leading To A Garage
  - Must Be Seen
- Three Reception Rooms
  - High Grange Location Close To Amenities
  - EPC Grade TBC
- Landscaped Gardens
  - En-Suite To The Main Bedroom
  - Council Tax Band D

Nestled in the desirable High Grange area of Darlington, this stunning three-bedroom modern detached home offers an exceptional living experience. The property boasts a spacious layout, featuring a welcoming lounge, a bright dining room, and a delightful conservatory that invites natural light and provides a perfect space for relaxation or entertaining guests.

The accommodation is well-appointed with two bathrooms, including an en-suite to the main bedroom, ensuring comfort and convenience for the whole family. Each bedroom is generously sized, providing ample space for personalisation and comfort.

Outside, the property is complemented by beautifully landscaped gardens both at the front and rear, creating a serene outdoor retreat. The driveway leads to a single garage, offering plenty of parking space and additional storage options.

Situated on Alverton Drive, this home is conveniently located near local amenities, making daily errands a breeze. Furthermore, the proximity to the A1(M) ensures excellent transport links for those commuting or exploring the wider region.

This modern detached house is not just a home; it is a lifestyle choice, perfect for families seeking a blend of comfort, style, and convenience in a sought-after location. Do not miss the opportunity to make this remarkable property your own.

### Entrance Hallway

With composite front door, radiator, stairs to the first floor and storage cupboard.

### Lounge

16'4" x 11'10" (5.00m x 3.63m)

The living room is cosy and bright, featuring a large window that lets in natural light and a central fireplace creating a warm focal point opening up into the kitchen diner.

### Kitchen/Dining Room

18'0" x 8'11" (5.49m x 2.74m)

Situated to the rear with a modern range of wall and floor units with contrasting work surfaces, double glazed window to rear elevation, dining area and open aspect into Coservatory.

### Utility Room

Situated to the side with plumbing connections for an automatic washing machine, space for fridge freezer access into the cloakroom.

### Ground Floor Cloaks

Low level wc, wash hand basin, heated towel rail and tiled floor.

### Conservatory

12'11" x 10'7" (3.94m x 3.25m)

The conservatory is a charming addition with ample natural light from its many windows. It opens up to the garden and offers a pleasant spot to enjoy views of the outdoors all year round, with enough space for seating and dining arrangements.

### First Floor

#### Bedroom 1

11'8" x 11'5" (3.58m x 3.48m)

#### En-suite

The ensuite shower room is practical and neatly designed with a shower cubicle, basin, and toilet. It complements the master bedroom with added privacy and ease of use.

#### Bedroom 2

11'10" x 9'3" (3.61m x 2.82m)

#### Bedroom 3

12'0" x 8'2" (3.66m x 2.51m)

### Bathroom/WC

The bathroom is stylishly finished with a modern suite including a bath, pedestal sink, and toilet. Neutral wall tiles enhance the space, which is illuminated by a window that allows natural light in while maintaining privacy.

### Front Exterior

The front exterior presents a traditional two-storey brick façade, with a driveway leading to the garage and a neat lawned area beside it. The house has a welcoming entrance door and several windows that bring light into the ground-floor rooms.

### Rear Exterior

The rear garden is a peaceful and well-maintained outdoor space with a lawn bordered by mature shrubs and plants. A paved patio area provides a perfect spot for garden furniture, ideal for relaxing or entertaining in warmer months. The garden is fully enclosed by fencing, offering privacy and shelter from the wind.

### Tenure

### Property Information

Tenure  
Freehold

Local Authority  
Darlington  
Council Tax  
Band:  
D  
Annual Price:  
£2,494  
Conservation Area

No

Flood Risk  
Very low  
Floor Area  
1,001 ft 2 / 93 m 2  
Plot size  
0.06 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
3 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

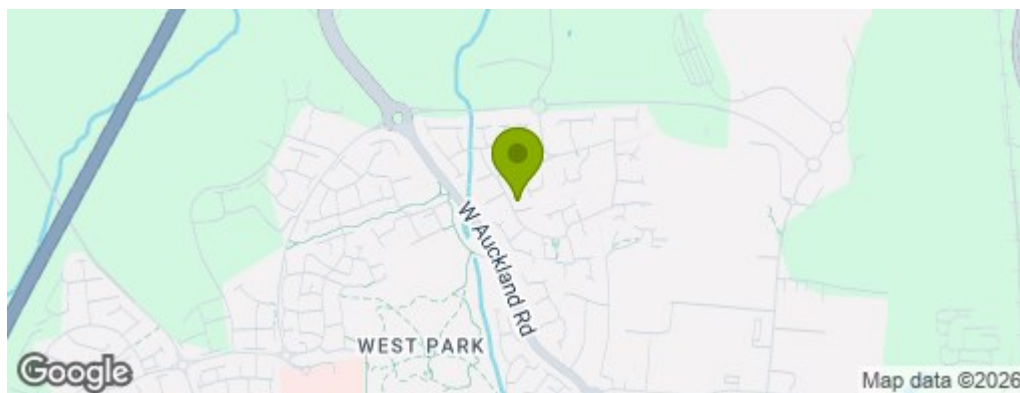
BT  
Sky  
Virgin

### Note

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## Property Information

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