



Nursery End
Darlington DL2 3XH
£305,000





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Nursery End

Darlington DL2 3XH



- Four Bedroom Spacious Detached Property
- Well Maintained Gardens to Front and Rear
- Under Floor Heating to Most of Ground Floor

- Located in Ingleton Village
- Bright and Airy Garden Room
- Modern and Versatile Newly installed (2026) Kitchen / Diner

- Off Street Parking and Garage
- Perfect for Family Living
- Council Tax Band E

Welcome to Nursery End, Ingleton, N/r Darlington, this delightful detached house offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this property is ideal for families seeking space and tranquillity. The reception room and the open aspect kitchen / diner, provide ample room for relaxation and entertaining, ensuring there is plenty of space for everyone to enjoy.

One of the standout features of this home is the garden room, which is flooded with natural light, creating a warm and inviting atmosphere. This versatile space can be used as a playroom, study, or simply a serene spot to unwind while overlooking the beautiful gardens. Most of the ground floor benefits from underfloor heating, ensuring a cosy environment throughout the colder months.

The property boasts well-maintained gardens to both the front and rear, providing a lovely outdoor space for children to play or for hosting summer gatherings. The rear garden has a spectacular view of a delightful open green space. Additionally, off-street parking is available on the double driveway, offering convenience and peace of mind along with an integral garage.

This home is not just a place to live; it is a sanctuary that combines comfort, style, and practicality. With its generous rooms and thoughtful design, it is sure to appeal to those looking for a family home in a peaceful, village setting. Do not miss the opportunity to make this wonderful property your own.

Entrance Hall

Composite door to front, staircase to first floor landing and radiator.

Lounge

Upvc double glazed window to front, coving and spotlights to ceiling, feature fireplace with inset electric fire, wood flooring and radiator.

Garden Room

Half wall, half double glazed with under floor heating, French doors to the rear, velux window and spotlights to ceiling.

Kitchen / Diner

Upvc double glazed window to rear, with stable door and patio doors to the rear. Open aspect room with fitted modern wall, base and drawer units including

contrasting worktops and integrated sink with instant hot water tap. Five ring gas hob with extractor over and deep pan drawers. Eye level double oven and integrated appliances. Heated tiled flooring, spotlights to ceiling and ample space for a dining table and chairs. Access to Utility Room.

Utility Room

Under stairs storage cupboard, space for a washing machine and tumble dryer with stainless steel sink over. Floor and wall units.

Ground Floor Cloaks

With w.c and wall mounted wash hand basin, part tiled walls and tiled floor.

First Floor Landing

Access to loft with power and light, via drop down ladder.

Bedroom One

Two Upvc double glazed windows to front, fitted wardrobes, spotlights to ceiling and radiator.

Bedroom Two

Upvc double glazed window to front, fitted wardrobes and radiator.

Bedroom Three

Upvc double glazed window to rear, fitted wardrobes and radiator.

Bedroom Four

Upvc double glazed window to rear, fitted wardrobes and radiator.

Bathroom

Upvc double glazed obscure windows to rear and side, panelled bath, shower cubicle, wash hand basin and back to wall w.c in vanity unit. Heated towel rail, fully tiled walls and floor with spotlights to ceiling.

Externally

To the front there is a block paved driveway providing parking for up to two vehicles and access to the garage. There is also a garden area with lawn and gated access to the rear.

To the rear the enclosed, well established garden is laid to lawn with a recently paved patio area and is stocked with lots of plants and shrubs. There is also a spectacular view beyond the garden boundary, overlooking a beautiful open green space.

Tenure

Freehold

Property Details

Local Authority: Durham

Council Tax Band: E

Annual Price: £3,205

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

02

Broadband

Basic

5 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

BT

Sky

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



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 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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