# Helmsdale Close

Darlington DL1 3TT

£230,000

Venture
PROPERTIES

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# Helmsdale Close

## Darlington DL1 3TT

x 3 x 3 x 2

- Three Bedroom Spacious Detached Property
- Cul-De-Sac Location
- En-Suite to Main Bedroom
- Driveway & Garage
- Close to Shops and Schools
- Council Tax Band C
- Landscaped Gardens to Front and Rear
- Perfect Family Home
- EPC Rating D

Welcome to Helmsdale Close, Darlington, this impressive detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a spacious and inviting home. The layout features two open aspect reception rooms, providing ample space for relaxation and entertaining guests.

The house boasts generous off-street parking on a block paved driveway which is a significant advantage, allowing for multiple vehicles without the hassle of street parking. Additionally, the property includes a garage, providing extra storage or a secure space for your vehicle. To the rear you will find an enclosed landscaped garden.

The spacious interiors are designed to create a warm and welcoming atmosphere, making it easy to envision your life in this delightful home. The quiet cul-de-sac location enhances the appeal, offering a peaceful retreat while still being conveniently close to local amenities and transport links.

This property is a rare find in a sought-after area, making it an excellent opportunity for those looking to settle in a serene environment without compromising on space or accessibility. Don't miss the chance to make this charming house your new home.

### Entrance Hall
Composite door to front and staircase to first floor landing.

### Lounge
15' x 9'10 (4.57m x 3.00m)
Upvc double glazed bay window to front, open aspect to dining area.

### Dining Area
10'4 x 7'5 (3.15m x 2.26m)
Upvc double glazed bay window to the rear including door to the garden. Ample space for a dining table and chairs.

### Kitchen
10'9 x 9'2 (3.28m x 2.79m)
Two Upvc double glazed windows to rear, refitted wall, base and drawer units, including wine rack storage feature and downlighting to wall units. Integrated gas hob with extractor over and deep pan drawers. Integrated eye level double oven, fridge freezer and dishwasher. Stainless steel sink with mixer tap. Parquet flooring and access to the utility room.

### Utility Room
Door to rear, fitted work surface with space for a washing machine, access to ground floor w.c.

### Ground Floor Cloaks
Upvc double glazed obscure window to side, wash hand basin and w.c.

### First Floor Landing
With storage / airing cupboard and access to loft.

### Bedroom One
11' x 9'10 (3.35m x 3.00m)
Upvc double glazed window to front, two double fitted wardrobes with mirrored sliding doors. Access to the en-suite.

### En-Suite
Upvc double glazed obscure window to front, shower cubicle, wash hand basin in vanity unit, storage and w.c.

### Bedroom Two
9'7 x 8'8 (2.92m x 2.64m)
Upvc double glazed window to rear.

### Bedroom Three
9'9 x 6'6 (2.97m x 1.98m)
Upvc double glazed window to rear.

### Bathroom
Upvc double glazed obscure window to rear, panelled bath with shower over and screen, wash hand basin and w.c. Part tiled walls and vinyl flooring.

### Externally
To the front there is a lawned garden area, gravelled features and well established shrubs. A generous block paved driveway providing off street parking and access to the garage. There is also gated access to the rear.
To the rear the landscaped garden is mainly laid to lawn with patio and decorative pebbled areas. Raised planters and raised decking area with optional shelter over.

### Tenure
Freehold

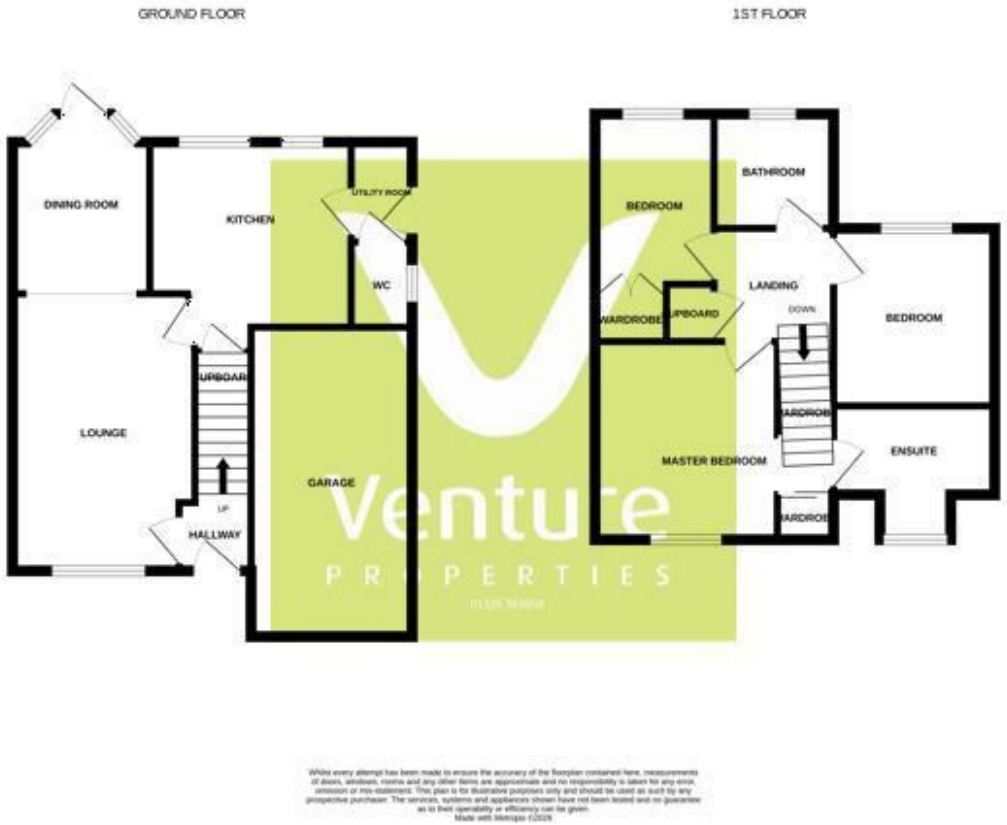
### Property Details
Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,217
Conservation Area No
Flood Risk Very low
Floor Area 861 ft 2 / 80 m 2
Plot size 0.05 acres
Mobile coverage

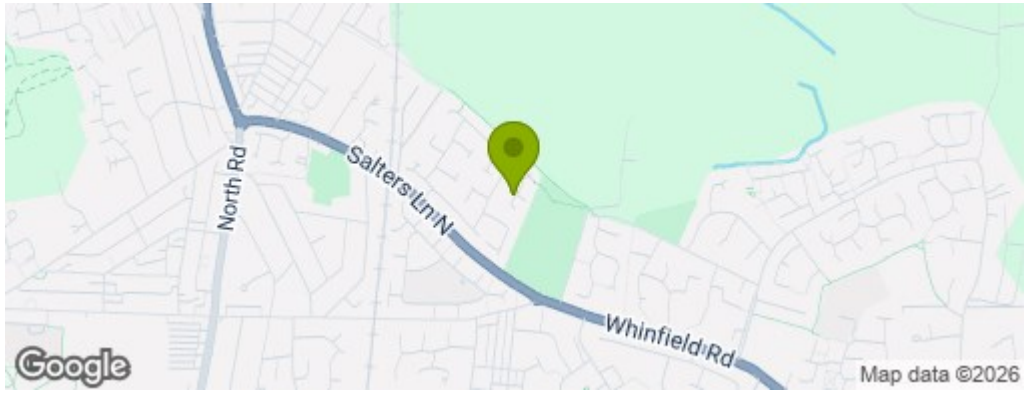
EE
Vodafone
Three
O2
Broadband

Basic
11 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

### 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.




## Property Information

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