

Abbotsfield Way

Darlington DL3 0GB

£240,000

Venture PROPERTIES









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Abbotsfield Way

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- Three Bedroom Property
- Enclosed Landscaped Garden to Rear
- EPC Rating C
- Popular Faverdale Area of Darlington
- Close to Shops and Schools
- Conservatory
- Off Street Parking
- Council Tax Band C
- Very Well Presented

In the desirable Faverdale area of Darlington, this very well presented detached house on Abbotsfield Way offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts inviting reception rooms, providing ample space for relaxation and entertaining guests.

One of the standout features of this home is the delightful conservatory, which floods the living space with natural light and offers a serene spot to enjoy the landscaped rear garden. The garden itself is beautifully designed, providing a tranquil outdoor retreat for gardening enthusiasts or those who simply wish to unwind in a peaceful setting.

The property has off-street parking on the drive which adds to the convenience, making it easy to come and go without the hassle of searching for a space.

Situated close to local amenities, this home offers easy access to shops, schools, and parks, making it an excellent choice for families and professionals alike. With its appealing features and prime location, this property on Abbotsfield Way is a wonderful opportunity for anyone looking to settle in a vibrant community.

Entrance Porch
Composite door to front and door to Lounge.

Lounge
16'5 x 10'6 (5.00m x 3.20m)
Upvc double glazed window to front, spotlights to ceiling and radiator.

Kitchen / Diner
12'2 x 10' 10 - 10'6 x 8'6 (3.71m x 3.05m 3.05m - 3.20m x 2.59m)
Upvc double glazed window to rear, fitted wall, base and drawer units, integrated dishwasher, stainless steel sink with mixer tap, four ring gas hob and oven with fixed extractor over. Space for an American style fridge freezer. Open aspect to the dining area with double doors to the conservatory and under stairs storage cupboard. Spotlights to ceiling throughout, two radiators and laminate flooring, with space for a dining table and chairs.

Conservatory
10'6 x 9'10 (3.20m x 3.00m)
Part wall, part glazed with French doors to side and apex roof. Electric heater.

Utility Room
Space for a washing machine and tumble dryer.

Study
8'2 x 7'7 (2.49m x 2.31m)
Upvc double glazed window to front, part panelled feature wall and radiator.

First Floor Landing
Spotlights to ceiling.

Bedroom One
10'10 x 9'2 (3.30m x 2.79m)
Upvc double glazed window to rear, built in wardrobes with mirrored sliding doors and radiator.

En-Suite
Upvc double glazed obscure window to rear, shower cubicle, wash hand basin in vanity and w.c with heated towel rail.

Bedroom Two
11'10 x 9'2 (3.61m x 2.79m)
Upvc double glazed window to front and radiator.

Bedroom Three
9'6 x 8'2 (2.90m x 2.49m)
Upvc double glazed window to front and radiator.

Bathroom
Upvc double glazed obscure window to rear, panelled bath with spray, wash hand basin, w.c and radiator. Part tiled walls.

Attic Space
16'5 x 5'11 (5.00m x 1.80m)
Storage cupboard.

Externally
To the front there is off street parking on a generous block paved drive for many vehicles and gate access to the rear.
To the rear the enclosed, split level garden is laid to artificial lawn with a decking area and patio.

Tenure
Freehold

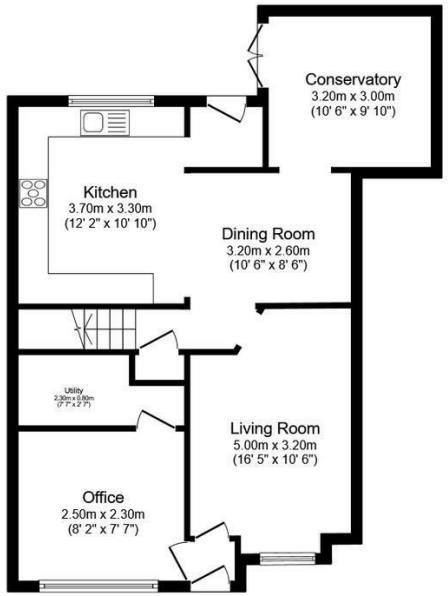
Property Details
Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,217
Conservation Area No
Flood Risk Very low
Floor Area 968 ft 2 / 90 m 2
Plot size 0.07 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

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

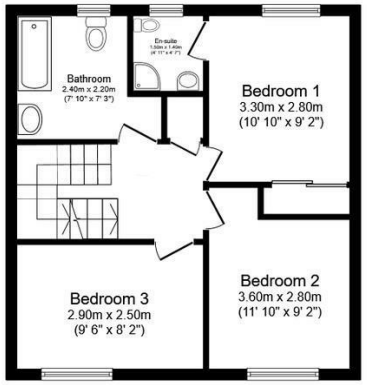
BT
Sky
Virgin

Note
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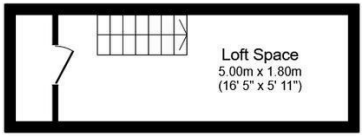
Ground Floor

Floor area 68.2 sq.m. (735 sq.ft.)



First Floor

Floor area 46.2 sq.m. (497 sq.ft.)

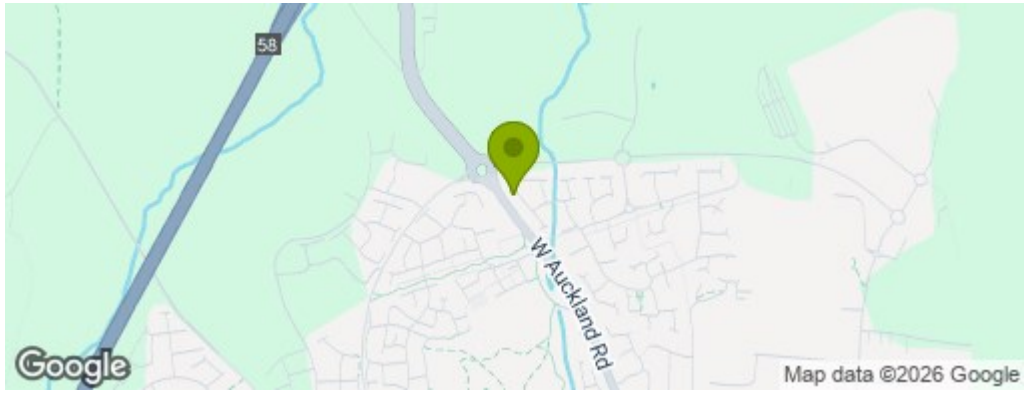


Loft Space

Floor area 14.0 sq.m. (151 sq.ft.)

Total floor area: 128.4 sq.m. (1,383 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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