



Nestled in the charming Baydale Meadows of Darlington, within the WEST END this modern detached house offers a perfect blend of comfort and style. Boasting two reception rooms with the added advantage of having a study perfect for anyone wishing to work from home, also having the addition of a fully double glazed conservatory, four bedrooms, and two bathrooms, this property is ideal for those seeking space and functionality.

Situated in a small exclusive development, this home exudes a sense of privacy and tranquility. The property's modern age ensures a contemporary living experience, while its deceptive spaciousness provides ample room for a growing family or those who love to entertain.

One of the standout features of this property is its extensive driveway, offering convenience and plenty of parking space for residents and guests alike. The four well-appointed bedrooms provide comfort and privacy, making it a haven for relaxation after a long day.

For families with children, the proximity to well-regarded schools adds to the appeal of this home, making the morning school run a breeze. Additionally, the private West-facing rear garden is perfect for enjoying sunny afternoons and al fresco dining in the warmer months.

Overall, this property in Amcliffe Grove presents a rare opportunity to own a spacious and modern home in a sought-after location. Don't miss out on the chance to make this your new abode in





- EXCLUSIVE SMALL DEVELOPMENT
- WEST END LOCATION
- WALKING DISTANCE TO WELL REGARDED SCHOOLS
- LARGE KITCHEN/BREAKFAST ROOM
- HANDY UTILITY ROOM AND CLOAKS/WC
- EXTENSIVE PRIVATE DRIVEWAY
- SOUTH FACING REAR GARDEN
- IDEALLY SUITED TO FAMILY OCCUPATION

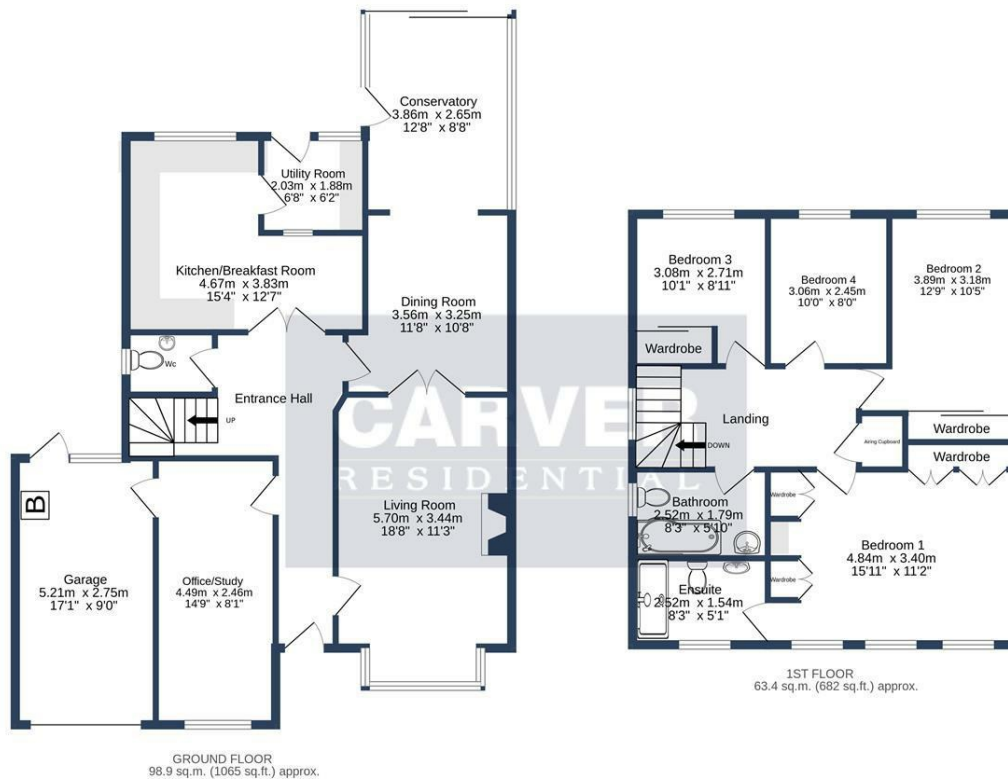
GENERAL INFORMATION:

Tenure: Freehold

Services :Gas central heating, mains electric, water and drainage.

PVC Double glazing and Alarm system.

Local Authority: Darlington Borough Council (Tax Banding F)



ARNCLIFFE GROVE, DARLINGTON. DL3 8UN.

TOTAL FLOOR AREA: 162.3 sq.m. (1,747 sq.ft.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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