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Oriel Court  
Darlington, DL1 2YE  
**Price £295,000**

House - Detached  
4 Bedroom/s  
1 Bathroom/s

This wonderfully presented, significantly extended detached family home simply must be seen to be appreciated. With flexible space throughout the property can be configured to offer three or four well sized bedrooms with relaxing space in abundance. Having been lovingly modernised and extended by the current owners the property is the ideal family home. Ground floor accommodation consists of a welcoming hallway, spacious lounge, extended dining room & kitchen, ground floor bedroom/sitting room and ground floor WC. The first floor holds an impressive main bedroom which has been modified to provide more room, two further double bedrooms and a family bathroom, again modified to provide more space. Externally the property holds ample off street parking by way of a pretty brick paved driveway and a private rear garden with lawn, decking and patio areas to enjoy. Modern in finish throughout the property boasts mains utilities and UPVC double glazing. EPC rating C, Darlington Borough council tax band C.





- Detached Family Home
- Substantially Extended
- Ground Floor WC
- Ample Off Street Parking

- Three/Four Bedrooms
- Three Reception Rooms
- Private Rear Garden

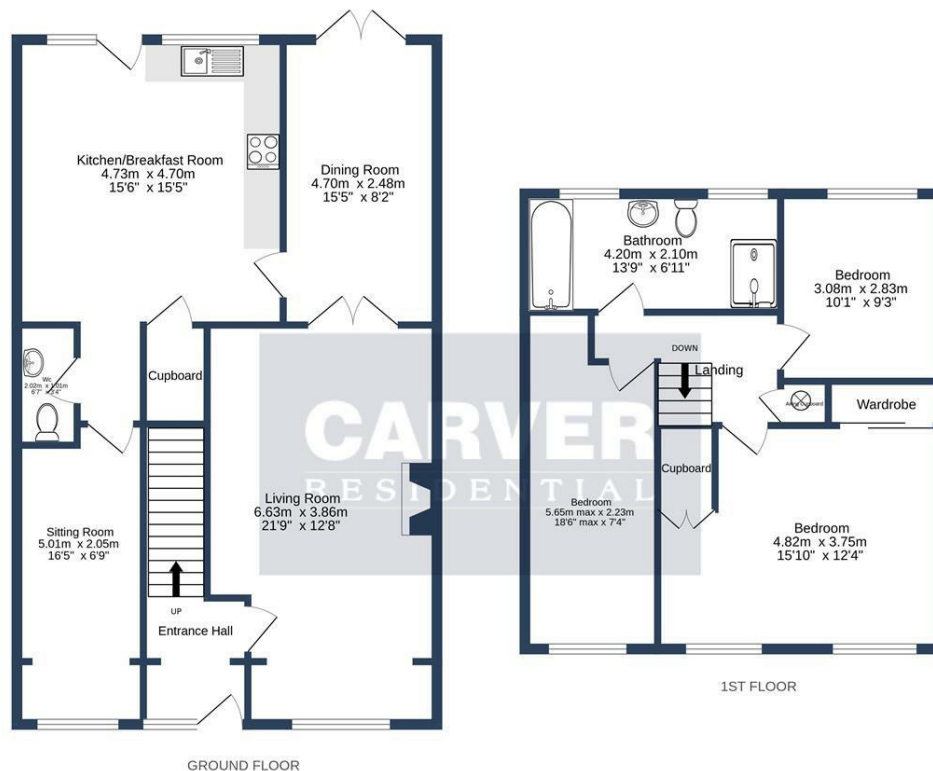
#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing throughout.

Local Authority: Darlington Borough Council (Tax Banding C)



ORIEL COURT, DARLINGTON, DL1 2YE.

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) <b>A</b>                          |           | <b>83</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            | <b>71</b> |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

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MAB 6202



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