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Dickens Drive  
West Park, Darlington, DL2 2WN

**Offers in the region of £275,000**

House - Link Detached  
4 Bedroom/s  
3 Bathroom/s



Nestled in the desirable area of West Park, Darlington, Dickens Drive presents a splendid opportunity to acquire a modern detached house, designed with both comfort and style in mind. This spacious home, known as the Westminster design by ESH Homes, boasts a welcoming hallway that leads to a well-appointed cloakroom and WC, ensuring convenience for both residents and guests.

The heart of the home is undoubtedly the expansive living room, featuring a charming fireplace that adds a touch of warmth and character. The open-plan kitchen and dining area is perfect for entertaining, equipped with integrated appliances that make cooking and hosting a delight, also having the added benefit of Bi-fold doors bringing the outside in.

This property offers four generously sized double bedrooms, providing ample space for family and guests alike. Two of the bedrooms benefit from en-suite bathrooms, while a well-designed family bathroom serves the remaining rooms, ensuring that everyone enjoys their own private space.

Outside, the property features a private rear garden, perfect for enjoying the summer sunshine, enclosed by a combination of wall and fencing, ideal for relaxation or outdoor activities. Additionally, a drive and carport provide convenient off-street parking, enhancing the practicality of this lovely home.







- POPULAR DEVELOPMENT
- SPACIOUS KITCHEN/DINER
- FOUR DOUBLE BEDROOMS
- DRIVEWAY AND CARPORT WITH ELECTRIC CHARGING POINT & REMOTE ELECTRIC DOOR
- PRIVATE MATURE, ESTABLISHED WALLED REAR GARDEN WITH GENEROUS PATIO AREA
- SUITED TO A VARIETY OF BUYERS
- GROUND FLOOR CLOAKS/WC
- TWO EN-SUITE'S PLUS FAMILY BATHROOM/WC
- WALKING DISTANCE TO SHOPS, SCHOOLS, SUPERMARKETS

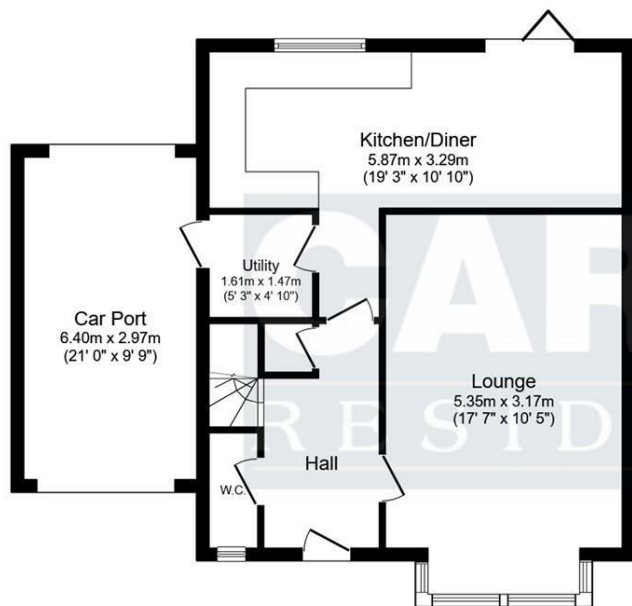
#### GENERAL INFORMATION

Tenure: Freehold

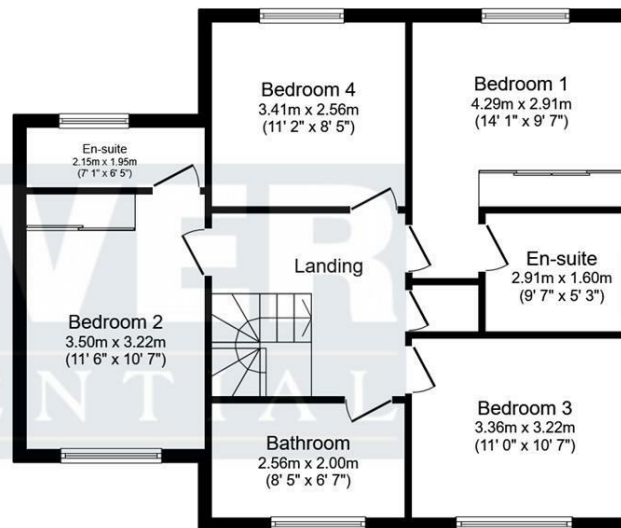
Services: GCH central heating, mains electric, water and drainage.

Double glazing Security alarm system

Local Authority: DBC (Tax Banding E) Buyers please note that there is a Green Levy charge of £110.00 per annum, also having the benefit of the remaining 10 year NHBC Guarantee



**Ground Floor**  
Floor area 57.5 sq.m. (619 sq.ft.)



**First Floor**  
Floor area 71.8 sq.m. (772 sq.ft.)

**Total floor area: 129.2 sq.m. (1,391 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](http://www.Propertybox.io)

Energy Efficiency Rating		
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
Current		Potential
82		100

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MAB 6202



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