



Nestled in the charming cul-de-sac of Greencroft Close in Darlington, this impressive detached house offers a delightful blend of comfort and style. With four spacious bedrooms and two well-appointed bathrooms, this property is perfect for families seeking a welcoming home in a desirable location.

As you enter, you are greeted by a warm and inviting hall that sets the tone for the rest of the house. The living room, complete with a cosy log burner, provides an ideal space for relaxation and family gatherings. The heart of the home is undoubtedly the recently refitted kitchen, which comes equipped with modern appliances, making it a joy for any home cook.

The property boasts two reception rooms, allowing for versatile living spaces that can be tailored to your needs, whether it be a formal dining area or a playroom for the children. The bathroom have also been thoughtfully updated, ensuring both style and functionality.

Outside, you will find attractive, mature gardens that offer a peaceful retreat during the summer months. The well-established greenery provides a perfect backdrop for outdoor entertaining or simply enjoying a quiet moment in the sun.

Located within easy walking distance to well-regarded schools and the vibrant West End, this home is ideally situated for families and professionals alike. With its blend of character and modern conveniences, this property is ready for you to move in and make it your own.





- IMPRESSIVE FOUR BEDROOMED EXTENDED DETACHED HOME
- WITHIN EASY WALKING DISTANCE TO THE VIBRANT TOWN CENTRE
- WELL PRESENTED, READY TO MOVE INTO
- SPACIOUS LIVING ROOM WITH FEATURE LOG BURNER
- LARGE REFITTED BATHROOM/WC
- HIGHLY REGARDED WEST END LOCATION
- CUL-DE-SAC LOCATION
- WELCOMING HALLWAY WITH GROUND FLOOR CLOAK ROOM/WC
- RE-FITTED KITCHEN WITH APPLIANCES
- DRIVEWAY LEADING TO GARAGE

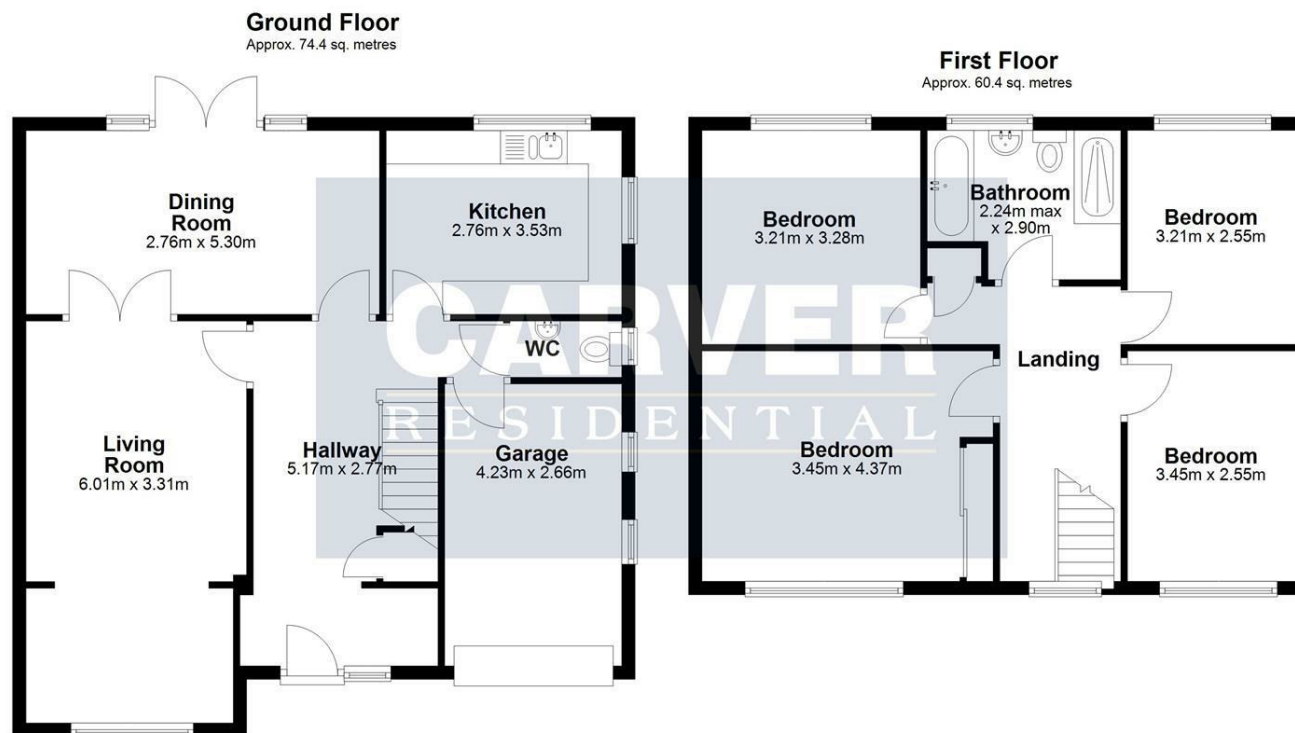
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: DBC (Tax Banding E)



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

Total area: approx. 134.8 sq. metres
9 Greencroft Close, Darlington

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MAB 6202



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