



Welcome to this stunning detached home located in the desirable Oriel Court, Darlington. This charming property has been fully modernised by the current owners, offering a perfect blend of character and contemporary living. The property has three spacious reception rooms, providing ample space for relaxation and entertaining. The heart of the home features a well-appointed modern kitchen that flows seamlessly into the living areas, making it ideal for family gatherings and social occasions. With three bedrooms bedrooms, there is plenty of room for family and guests alike. The two modern bathrooms ensure convenience and comfort for all. The property also benefits from a ground floor extension, enhancing the living space and allowing for a versatile layout that can adapt to your needs. Outside, you will find a beautifully landscaped garden, perfect for enjoying the outdoors or hosting summer barbecues. The driveway and garage provide parking for up to three vehicles, ensuring that you and your guests will always have a place to park. This delightful home is not only a wonderful place to live but also a fantastic investment in a sought-after area. With its modern amenities and charming features, this property is sure to impress. Don't miss the opportunity to make this exceptional house your new home. *Please note, the layout of the property is currently 3 bedrooms upstairs, however the vendor has agreed, if required, to revert back to four bedrooms upon exchange of contracts by reinstating the wall in the principle bedroom and adding a door from the landing.





- RECENTLY UPGRADED BY THE CURRENT OWNER
- LANDSCAPED GARDEN
- TWO FIRST FLOOR BATH/SHOWER ROOMS
- GROUND FLOOR EXTENSION
- DRIVEWAY AND GARAGE

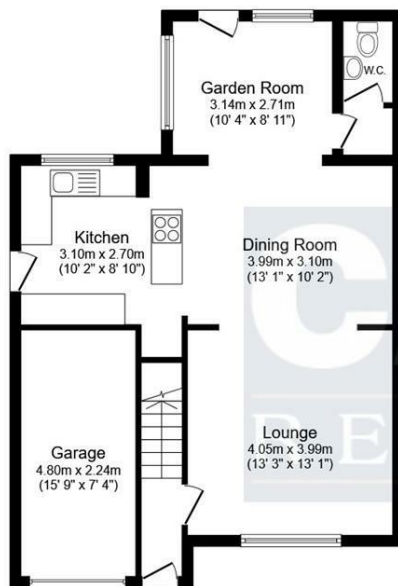
GENERAL INFORMATION:

Tenure: Freehold

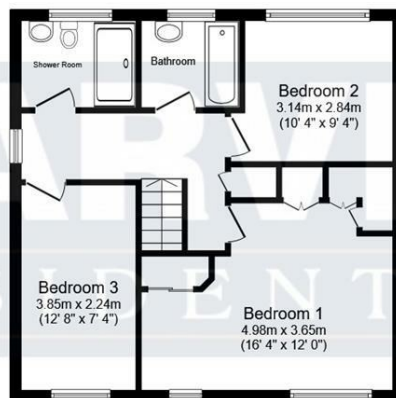
Services: Gas central heating, mains electric, water and drainage.

Double glazing

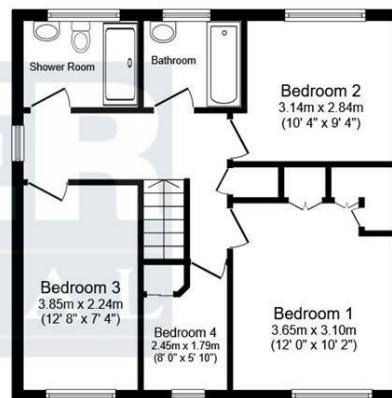
Local Authority: Darlington Borough Council (Tax Banding C)



Ground Floor
Floor area 66.7 sq.m. (718 sq.ft.)



First Floor Existing 3 Bedroom Design
Floor area 52.1 sq.m. (561 sq.ft.)



First Floor Potential 4 Bedroom Layout
Floor area 52.1 sq.m. (561 sq.ft.)

Total floor area: 171.0 sq.m. (1,840 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

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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MAB 6202



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