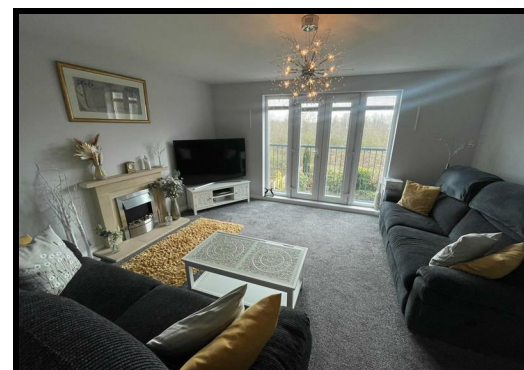
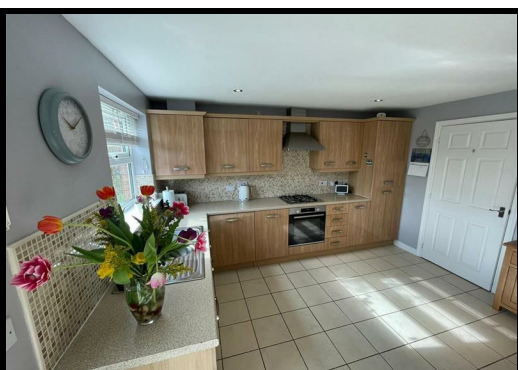




## **30 Merrybent Drive, Darlington Offers In The Region Of £220,000**

Occupying a most pleasing position on a modern residential development on the outskirts of Merrybent in Darlington, we are delighted to offer For Sale a four bedroomed town house. With accommodation over three floors in brief the property is comprised of an entrance hallway, a cloakroom, a truly stunning kitchen / dining room, a living room, a double bedroom with an en suite shower room, three further bedrooms and a family shower room. Externally to the front of the property there is a driveway providing off road car parking and a garage which has been partially converted to incorporate the utility room. To the rear of the property there is a garden laid with Astroturf and complimented with a variety of mature plants and shrubs. There is also a patio area which is ideal for outdoor entertaining. We would recommend viewings at the earliest opportunity to avoid disappointment.



# 30 Merrybent Drive, Darlington

## General Remarks

A superb opportunity has arisen to acquire a beautifully presented four bedroomed Town House occupying a most pleasing position on Merrybent Drive in Darlington.

Gas fired central heating

Council Tax Band D

UPVC double glazing throughout

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Merrybent Drive is situated on the outskirts of Merrybent a small, highly desirable linear village situated a short drive away from the popular Market town of Darlington. Darlington offers a comprehensive range of shopping, recreational facilities and amenities. The property is within the catchment area for first class Schools including High Coniscliffe Primary and Junior School, Hummersknott Academy and Carmel Catholic School. For the commuter the property is ideally situated for the A1 which provides excellent links to major commercial centres in the region. Darlington main line railway station offers regular services to Newcastle, Edinburgh, York and London. Teesside, Newcastle and Leeds Bradford airports are all easily accessible.

## Entrance Hallway

The property is entered through a part glazed composite door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator and benefits from laminated flooring.

## Cloakroom

The cloakroom is warmed by a central heating radiator, has a tiled floor, a UPVC double glazed window and is fitted with a suite comprising of a wash hand basin and a low level WC.

## Kitchen / Dining Room

14'10" x 12'6"

The kitchen is fitted with a comprehensive range of modern wall, floor and drawer units with contrasting worktops incorporating a sink and drainer and benefits from a tiled floor, a UPVC double glazed window overlooking the rear garden and a number of integrated appliances including a dishwasher, an electric oven with a gas hob and overhead extractor hood, a washing machine and a fridge freezer. The kitchen is open plan with the dining room. French doors lead out to the rear garden.

## Utility Room

The utility room has a tiled floor and is fitted with a range of wall and floor units with contrasting granite worktops. A door leads into the integral garage.

## First Floor Landing

A staircase leads to the first floor landing. The landing benefits from a window overlooking the front elevation of the property.

## Living Room

15'0" x 13'5"

The beautifully presented living room is warmed by a central heating radiator and is tastefully decorated in neutral tones. The living room

benefits from a stone fire place with a stone hearth and an electric fire, UPVC French doors with double glazed windows to either side and a Juliette balcony.

## Bedroom One

14'4" x 11'2"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from built in wardrobes providing useful storage, a UPVC double glazed window and an adjoining en suite shower room.

## En Suite Shower Room

6'0" x 5'11"

The en suite shower room has a tiled floor and is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

## Bedroom Three

10'3" x 7'10"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the front elevation of the property.

## Shower Room

8'0" x 5'6"

The shower room is warmed by a towel radiator and benefits from a walk in wet room with shower, a wash hand basin inset into a vanity unit and a low level WC. The shower room benefits from water proof boarding to the walls.

## Second Floor Landing

A staircase leads to the second floor landing. The landing benefits from a window to the side elevation, a cupboard providing useful storage and a hatch giving access to the partly boarded loft.

## Bedroom Two

8'3" x 13'5"

A double bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting a UPVC double glazed window overlooking the rear elevation of the property.

## Bedroom Four

10'0" x 6'4"

A further bedroom warmed by a central heating radiator and benefiting from a double glazed window overlooking the rear elevation of the property.

## Externally

Externally to the front of the property there is a driveway providing off road car parking and a garage which has been partially converted to incorporate the utility room. To the rear of the property there is a garden laid with Astroturf and complimented with a variety of mature plants and shrubs. There is also a patio area which is ideal for outdoor entertaining.

