



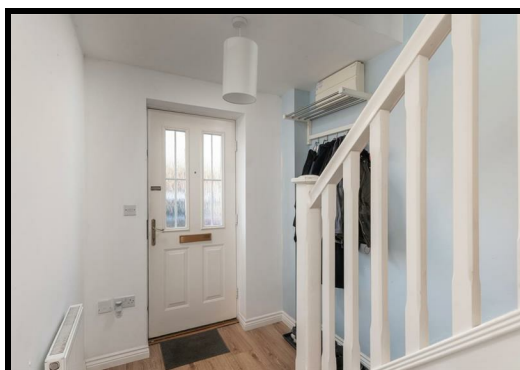
## 28 Merrybent Drive, Darlington Asking Price £240,000

Situated within the charming area of Merrybent Drive, this delightful house in Darlington offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed reception rooms provide ample opportunity for relaxation and entertaining, allowing you to host gatherings or enjoy quiet evenings at home.

The house features two modern bathrooms, ensuring convenience for all residents. Each room is designed to maximise space and light, creating a warm and inviting atmosphere throughout. The layout of the property is both practical and appealing, making it easy to envision your life here.

Merrybent is a lovely community, known for its friendly atmosphere and convenient access to local amenities. Residents can enjoy nearby parks, shops, and schools, making it an excellent choice for families. The surrounding area also offers good transport links, providing easy access to Darlington and beyond.

This property presents a wonderful opportunity for those looking to settle in a peaceful yet accessible location. With its generous living space and desirable features, it is sure to attract interest. Do not miss the chance to make this house your new home.



# 28 Merrybent Drive, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

Gas fired central heating

Council Tax Band D

UPVC double glazing throughout

Four bedrooms

Early viewing is recommended

## 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 composite door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated flooring.

## Cloakroom

The cloakroom is warmed by a central heating radiator, has a UPVC double glazed window overlooking the side elevation of the property and is fitted with a modern suite comprising of a wash handbasin and a low level WC.

## Kitchen / Dining Room

14'11" x 12'7"

The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen is warmed by a central heating radiator and benefits from laminated flooring, a UPVC double glazed window and a number of appliances including an electric oven and hob with over head extractor hood and a fridge / freezer. Double glazed French doors lead out to the rear garden. There is ample room for a dining table.

## Garden Room

16'4" x 8'0"

The beautifully presented garden room is warmed by a central heating radiator, is tastefully decorated incorporating a feature wall and benefits from laminated flooring and a UPVC double glazed window overlooking the front elevation of the property.

## First Floor Landing

A staircase leads to the first floor landing.

## Living Room

14'11" x 12'7"

The beautifully presented living room is tastefully decorated in neutral

tones. Warmed by a central heating radiator and benefiting from double glazed French doors with double glazed windows to either side and a Juliette balcony.

## Bedroom One

10'3" x 8'2" max

With a UPVC double glazed window overlooking the front elevation of the property a double bedroom warmed by a central heating radiator and tastefully decorated in neutral tones incorporating a feature wall.

## Bathroom

8'2" x 5'6"

The modern bathroom is fitted with a contemporary suite comprising of a panelled bath, a wash hand basin and a low level WC. The bathroom is warmed by a central heating radiator and benefits from vinyl flooring and partially tiled walls.

## Second Floor Landing

A staircase leads to the second floor landing. The landing benefits from a UPVC double glazed window overlooking the front elevation of the property and a cupboard which houses the water tank and provides useful storage.

## Bedroom Two

8'3" x 13'5"

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

## Bedroom Three

6'3" x 10'4"

Situated to the rear elevation of the property a double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window.

## Bedroom Four

11'3" x 16'0"

With a UPVC double glazed window overlooking the front elevation of the property a double bedroom warmed by a central heating radiator, tastefully decorated and benefiting from built in wardrobes providing useful storage and an adjoining en suite shower room.

## En Suite Shower Room

The en suite shower room has vinyl flooring, a UPVC double glazed window overlooking the front elevation of the property and is fitted with a modern suite comprising of a shower cubicle with shower, a wash handbasin and a low level WC.

## Externally

Externally to the front of the property there is a driveway providing off road car parking. To the rear of the property there is a garden which is laid to lawn and a decked patio area which is ideal for outdoor entertaining.

