



Duxford Grove, Faverdale

Darlington



In Excess of £195,000





## 10 Duxford Grove

Faverdale, Darlington

Positioned in the sought-after area of Faverdale, this beautifully presented 3-bedroom semi-detached property offers a perfect blend of style and practicality, making it an ideal home for families looking for a move-in-ready property. The home welcomes you with an entrance porch that sets the tone for the rest of the home. The spacious and inviting lounge seamlessly connects to the dining room through an open-plan archway, which features sliding patio doors leading into the conservatory, perfect for enjoying garden views year-round. The modern kitchen is well-equipped with a range of base and eye-level units, an integrated fridge/freezer, and an electric oven and hob.

The first-floor landing leads to three generously sized bedrooms, including a master bedroom complete with an ensuite for added convenience. Bedrooms two and three are both spacious and well-suited for family or guest accommodation. The modern family bathroom features contemporary fittings and finishes.

Externally, the rear garden has been impeccably landscaped, boasting a tiled patio, a lawn, and a covered decking area adorned with a variety of shrubs and plants, making it perfect for outdoor entertaining and relaxation. The front of the property includes a double driveway leading to a single integral garage, providing ample off-street parking. This home has been maintained and upgraded to an excellent standard, offering modern comfort with a well-thought-out layout and beautiful outdoor spaces. Don't miss the opportunity to make this exquisite property your new family home.

- Immaculate 3-bedroom semi-detached with conservatory.

- Sought-after Faverdale location, perfect for families





**Entrance**

4'0" x 3'2" (1.22 x 0.98 m)

**Lounge**

14'2" x 11'8" (4.32 x 3.56 m)

**Dining Room**

9'9" x 10'6" (2.98 x 3.20 m)

**Kitchen**

13'4" x 9'0" (4.08 x 2.76 m)

**Sunroom**

12'9" x 7'11" (3.89 x 2.43 m)

**Landing**

3'0" x 7'3" (0.93 x 2.21 m)

**Bedroom 1**

9'8" x 11'6" (2.96 x 3.50 m)

**Ensuite**

6'1" x 5'6" (1.86 x 1.68 m)

**Bedroom 2**

10'11" x 9'9" (3.35 x 2.98 m)

**Bedroom 3**

8'1" x 7'7" (2.47 x 2.33 m)

**Bathroom**

6'7" x 5'6" (2.01 x 1.69 m)

Council Tax band: C

Tenure: Freehold



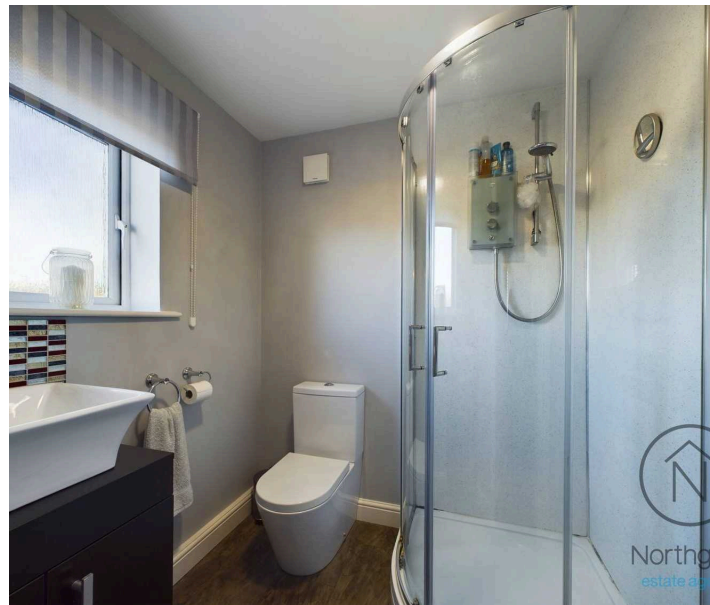
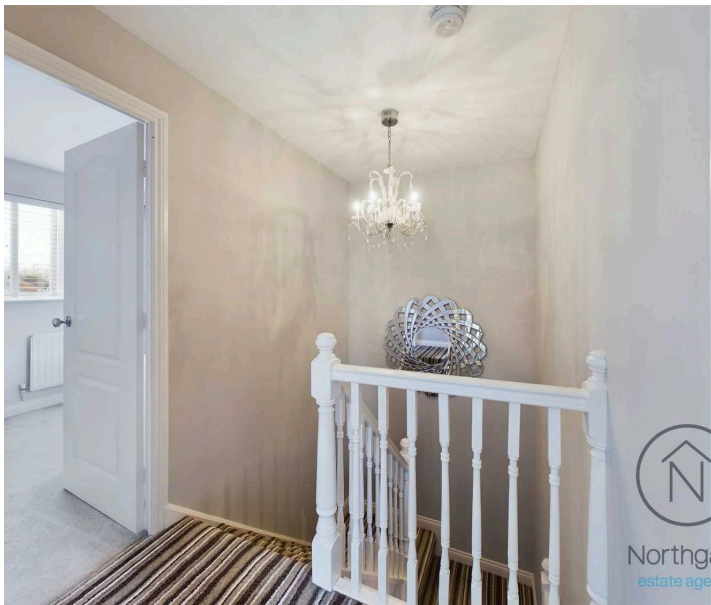


FRONT GARDEN

REAR GARDEN

OFF STREET

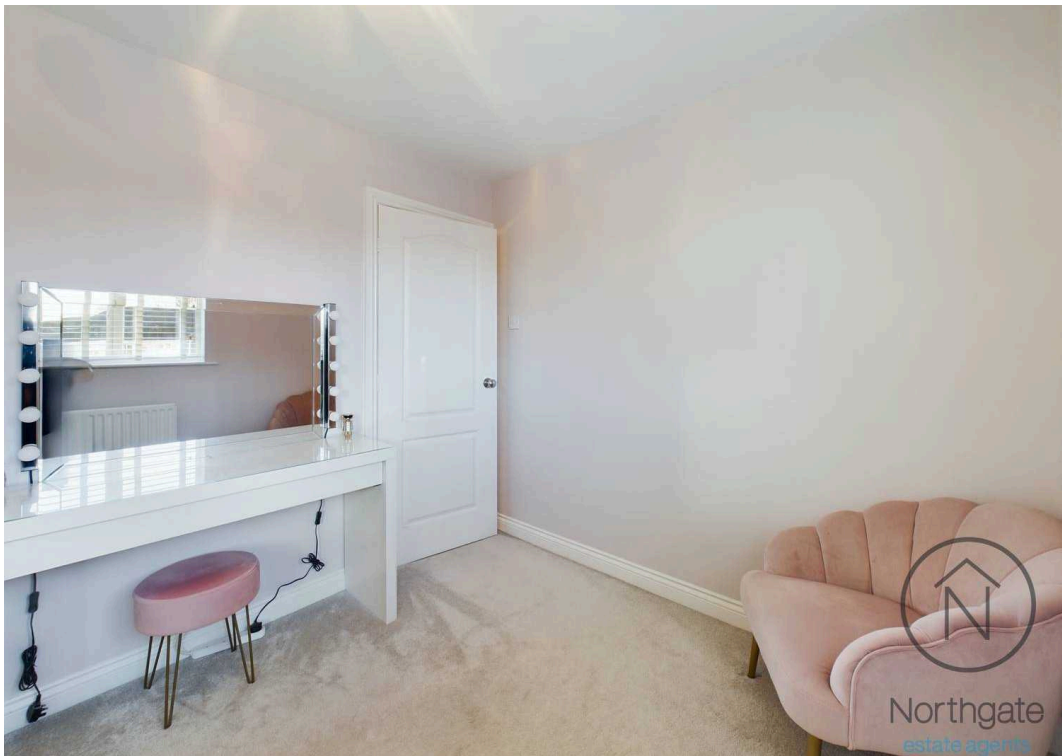
2 Parking Spaces





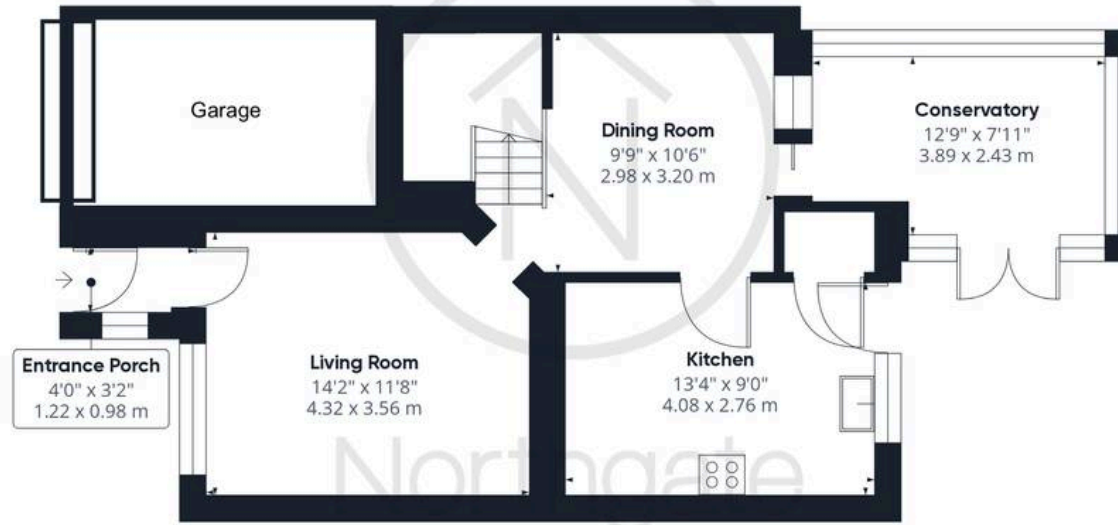








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Ground Floor

Approximate total area<sup>(1)</sup>

977.7 ft<sup>2</sup>

90.83 m<sup>2</sup>



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Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Northgate - County Durham

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