



25 Edinburgh Drive, Darlington
Darlington



In Excess of £350,000



25 Edinburgh Drive

Darlington, Darlington

This four-bedroom detached house in the sought-after West End area offers plenty of space for families or those needing extra room. The ground floor includes a functional kitchen with a separate utility area and a downstairs cloakroom. The lounge and dining room provide flexible living space, and there is also a study for home working. The rear garden offers a private outdoor area suitable for relaxation or entertaining. EPC rating to be confirmed.

Externally the property features a manageable rear garden with space for outdoor activities or gardening. Located in a quiet setting while remaining close to local amenities, this home offers a balance of indoor and outdoor living for buyers looking to put their own stamp on a property. Single garage with ample off street parking.

Council Tax band: E

Tenure: Freehold

- Four Bed Detached In West End location
- Four Double Bedrooms
- Kitchen / Utility / Downstairs Cloaks
- Lounge / Dining Room / Study
- Landscaped Rear Garden
- Energy Rating : TBC



Entrance Hallway

6'7" x 10'1" (2.02 x 3.09 m)

Wc

7'4" x 5'7" (2.25 x 1.70 m)

Hallway

7'11" x 15'3" (2.42 x 4.42 m)

Kitchen

10'4" x 10'11" (3.16 x 3.10 m)

Utility Room

5'7" x 9'7" (1.73 x 2.93 m)

Dining Room

9'10" x 10'1" (3.02 x 3.07 m)

Lounge

24'3" x 13'6" (7.42 x 4.11 m)

Study

8'7" x 9'11" (2.63 x 3.05 m)

Landing

10'10" x 2'8" (3.33 x 0.81 m)

Bedroom 1

12'10" x 11'6" (3.93 x 3.51 m)

Bedroom 2

12'9" x 11'5" (3.89 x 3.50 m)

Bedroom 3

8'9" x 12'1" (2.68 x 3.71 m)

Bedroom 4

7'2" x 7'2" (2.19 x 3.73 m)

Bathroom

5'4" x 9'0" (1.64 x 2.77 m)

Garage

22'1" x 10'3" (6.73 x 3.15 m)

Storeroom





FRONT GARDEN

REAR GARDEN

GARAGE

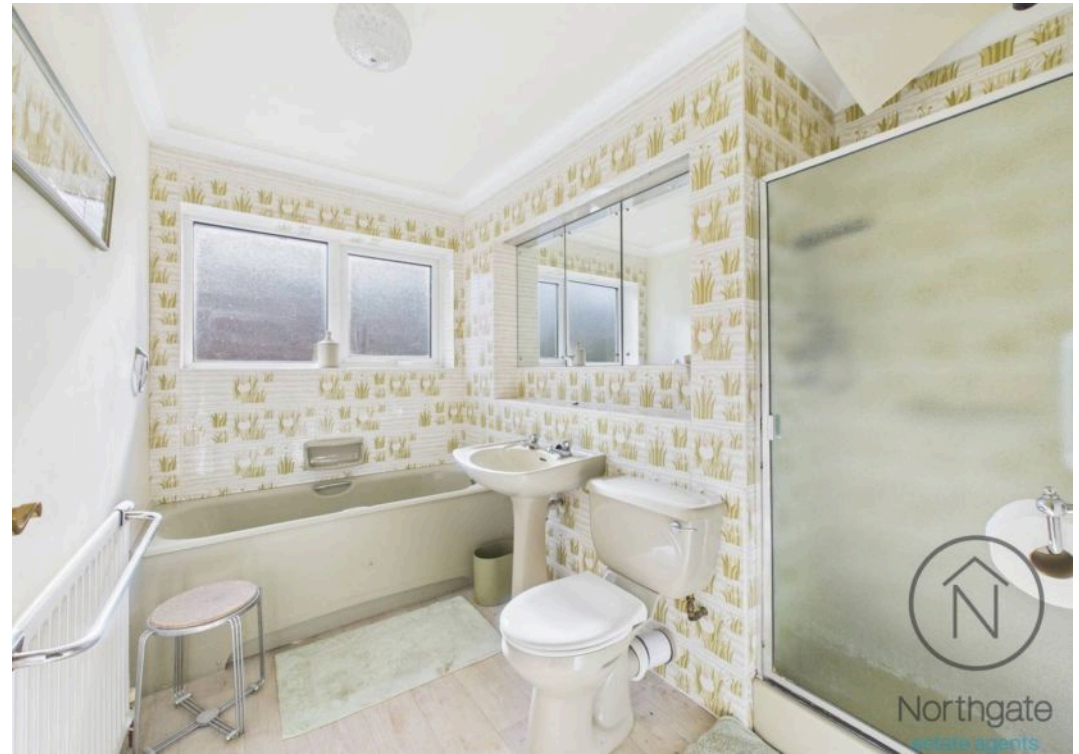
Single Garage

DRIVEWAY

2 Parking Spaces









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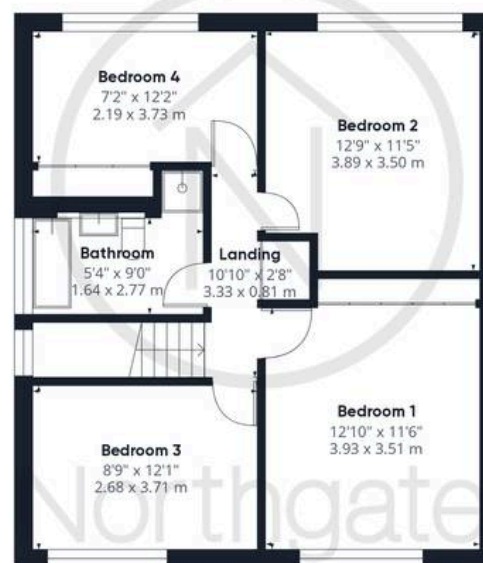
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Ground Floor

Approximate total area⁽¹⁾

2037.94 ft²

189.33 m²



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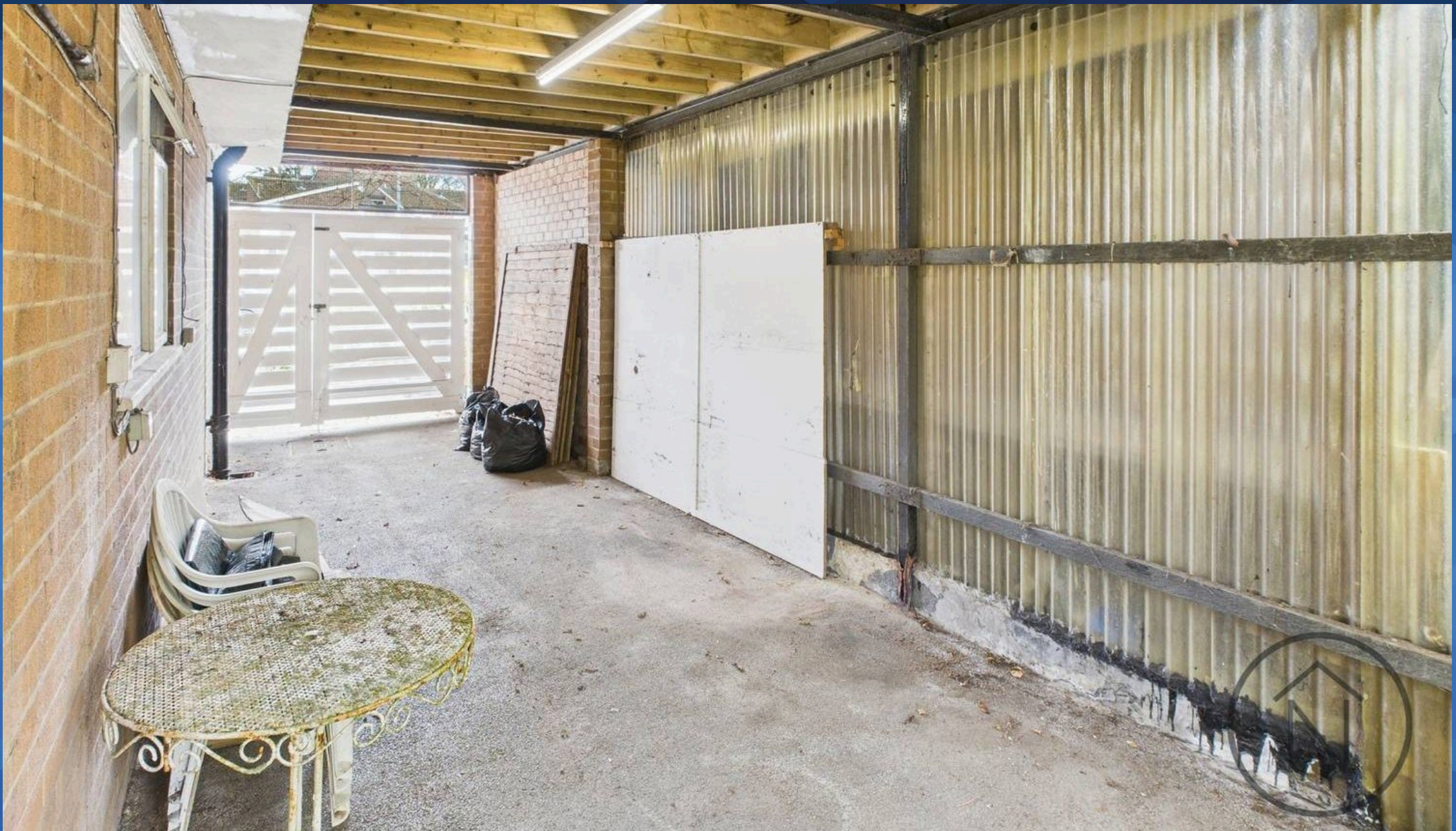
Floor 1

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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