



Oakwood Drive, Darlington

Darlington



Offers Invited between £280,000 and £290,000



## 24 Oakwood Drive

Darlington, Darlington

This charming four-bedroom extended detached family home is situated in a desirable Ashbrooke Development, offering spacious and comfortable living spaces for a growing family. With tasteful features and modern amenities, this property is perfect for those seeking a comfortable and practical home.

A warm welcome awaits as you step into the inviting entrance hall, providing access to various parts of the house.

The lounge boasts a feature gas open fire, creating a cozy atmosphere during colder evenings. Large windows allow natural light to flood the room, and a patio door opens to the rear garden, providing a seamless indoor-outdoor connection.

The well-appointed kitchen features a range of base and eye level units, ample worktop space, and a convenient breakfast bar. It is equipped with built-in electric oven, and gas hob with an extractor hood. Space for American fridge freezer, There is also plumbing for an automatic washing machine and dishwasher.

The open-plan dining room, with its patio door to the side and windows overlooking the garden, is an ideal space for family meals and entertaining.



A dedicated study area is located at the front of the house, providing a quiet space for work or study.

Ground Floor W.C.: A practical addition for your convenience.

First floor landing leading to; The spacious master bedroom includes a dressing area and a recently fitted ensuite shower room, offering a private retreat. There are three additional good-sized bedrooms, ensuring plenty of space for family members or guests. The family bathroom has also been newly fitted, featuring modern fixtures and fittings.

Externally: The property offers a large driveway and a single garage at the front, providing ample parking and storage space. The rear garden is private and mainly laid to lawn, with a decking area, planted borders with shrubs and trees, and is enclosed by timber fencing.

This delightful family home offers a perfect blend of comfortable living spaces, modern amenities, and a convenient location. Don't miss the opportunity to make it your own. Contact us today to arrange a viewing and experience all that this property has to offer.

Council Tax band: D

Tenure: Freehold

### Hallway

### Living Room

16' 8" x 10' 3" (5.09m x 3.12m)

### Kitchen

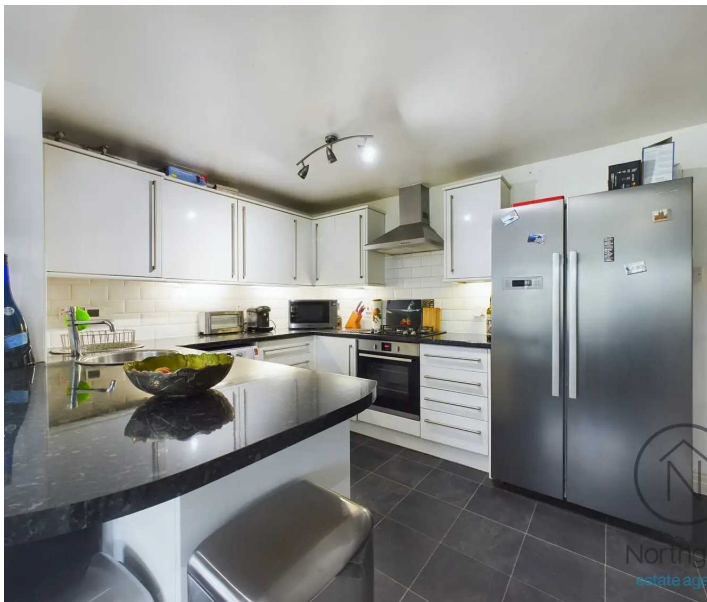
8' 3" x 14' 1" (2.51m x 4.28m)

### Dining Room

9' 9" x 16' 2" (2.97m x 4.93m)

### Study

7' 10" x 9' 5" (2.39m x 2.86m)





### First Floor Landing

#### Master Bedroom

10' 2" x 10' 8" (3.10m x 3.24m)

#### Master Bedroom Dressing Area

6' 8" x 5' 1" (2.02m x 1.55m)

#### Ensuite

6' 11" x 4' 9" (2.12m x 1.44m)

#### Bedroom Two

9' 9" x 10' 0" (2.98m x 3.04m)

#### Bedroom Three

17' 11" x 5' 9" (5.47m x 1.76m)

#### Bedroom Four

9' 3" x 9' 6" (2.83m x 2.89m)

#### Family Bathroom

8' 1" x 6' 4" (2.47m x 1.92m)

#### Garage

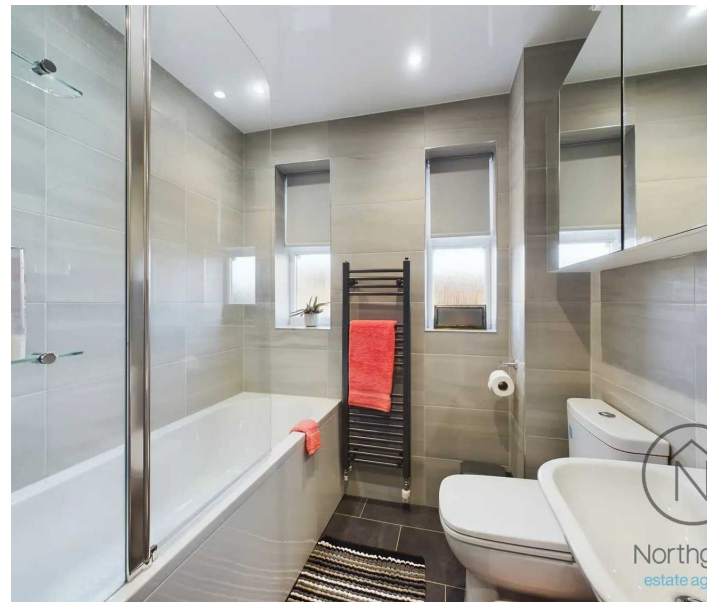
Single Garage

8ft6 X 17ft11 (2.60m x 5.47m)

#### Off street

3 Parking Spaces

Driveway to front providing ample parking.





Northgate  
estate agents



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>0</sup>

1393.92 ft<sup>2</sup>

129.5 m<sup>2</sup>



Ground Floor Building 2

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.

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## Northgate - County Durham

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