



Botham Grove, Darlington

Darlington



In Excess of £165,000



## 12 Botham Grove

Darlington, Darlington

Introducing a modern three-bedroom semi-detached property located in the highly sought-after area of Darlington. This stunning home offers an inviting and contemporary living experience.

Upon entering, you are welcomed by an entrance porch leading to a spacious living room featuring a charming fireplace. The living room seamlessly flows into a modern, high-quality breakfast kitchen equipped with integrated appliances and designed to perfection along with breakfast, bar and wine racking. The kitchen extends into a bright and airy sunroom, creating a perfect space for relaxation and dining.

The first floor comprises three generously sized bedrooms, providing ample space for family and guests. The well-appointed family bathroom boasts a modern suite, complete with a shower, bath, vanity wash hand basin, and WC, ensuring comfort and style.

The exterior of the property is equally impressive. The rear garden offers a lawn adorned with a variety of shrubs and trees, a block-paved patio area, and is enclosed by a timber fence. Additionally, there is a block-paved area at the side of the property, providing ample storage space. There is also potential for further expansion, with the possibility of adding a garage or additional bedrooms, subject to necessary planning consents and building control.

At the front, the property features a large block-paved driveway and an open-plan lawn area, offering plenty of parking space and enhancing the property's curb appeal.

This property is a perfect blend of modern living and potential for future growth, making it an ideal home for families and those looking to invest in a prime location.



#### Entrance

4'3" x 3'4" (1.31 x 1.03 m)

#### Living Room:

15'8" x 14'0" (4.78 x 4.29 m)

#### Kitchen:

8'6" x 13'11" (2.61 x 4.26 m)

#### Sun Room

#### Landing

7'11" x 5'11" (2.42 x 1.82 m)

#### Bedroom 1

13'1" x 7'9" (4.24 x 2.37 m)

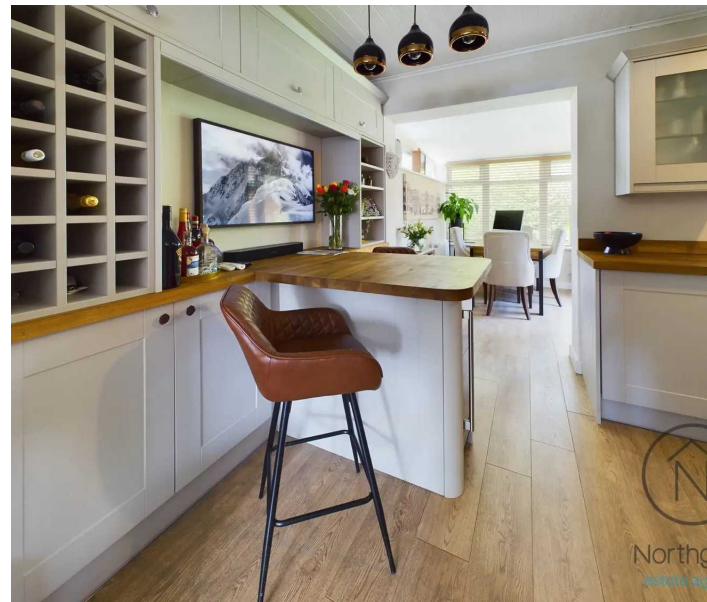
#### Bedroom 2

7'3" x 5'11" (2.22 x 1.82 m)

#### Bedroom 3

10'3" x 7'9" (3.13 x 2.38 m)

#### Bathroom

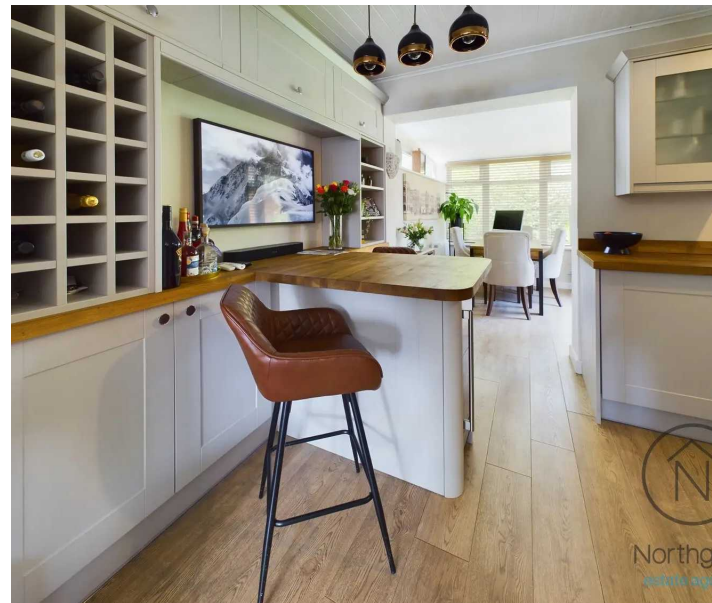




GARDEN

DRIVEWAY

3 Parking Spaces





Northgate  
estate agents



Northgate  
estate agents



Northgate  
estate agents



Northgate  
estate agents





Northgate  
estate agents



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

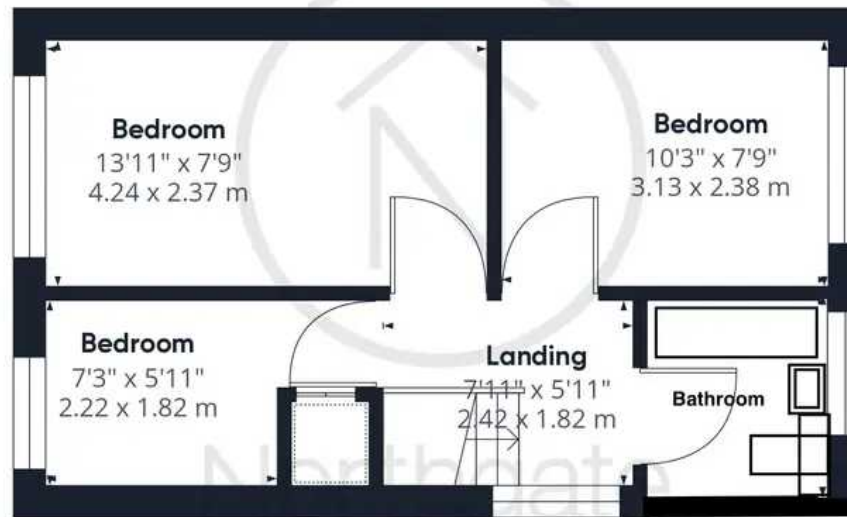
635.13 ft<sup>2</sup>

59.01 m<sup>2</sup>

Reduced headroom

14.47 ft<sup>2</sup>

1.34 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



## Northgate - County Durham

Northgate Estate Agents, Suite 3 - DL5 4DH

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



These particulars do not constitute, nor constitute part of, an offer or contract. No warranties are provided. Verify details through inspection. Northgate estate agents, nor any person in their employment has any authority to make or give any representation or warranty whatever in the relation to this property. All measurements are approximate.