



Marlborough Drive, Darlington
Darlington



Offers in Region of £500,000



Marlborough Drive

Darlington

Northgate Estate Agents are delighted to offer for sale this **substantial five-bedroom detached family home**, offering spacious and versatile accommodation throughout. Set within a generous plot with mature gardens, an extensive driveway and double garage, this property is ideal for families seeking a spacious home with plenty of potential.

Upon entering the property, a welcoming entrance hallway provides access to the ground-floor accommodation. The **impressive lounge** is a particularly spacious and bright reception room, featuring a fireplace and large sliding patio doors overlooking the rear garden, allowing plenty of natural light to fill the room. A **separate dining room** provides an ideal space for family meals and entertaining, with French doors opening into the conservatory, which enjoys pleasant views across the mature gardens and offers an additional seating area.

The **generous breakfast kitchen** is fitted with a range of wall and base units, complementary work surfaces and ample space for a family dining table. A separate utility room provides additional storage and laundry facilities, while a ground-floor WC and dedicated study offer further convenience and flexibility for modern family living.



To the first floor are **five well-proportioned bedrooms**, providing excellent accommodation for larger families. The spacious principal bedroom benefits from an adjoining en-suite shower room incorporating built-in sliding mirrored wardrobes. Bedroom two is another generous double bedroom with its own en-suite shower room. **Bedrooms three, four and five** all benefit from built-in sliding mirrored wardrobes, providing excellent storage while maximising the available floor space. A family bathroom completes the first-floor accommodation.

Externally, the property is approached via an extensive driveway providing ample off-street parking and access to the double garage. The front garden features established trees, shrubs and planting, creating an attractive setting and a good degree of privacy. To the rear, the **generous mature garden** enjoys a variety of established trees, shrubs and planting, together with paved seating areas and pathways, offering an excellent outdoor space for relaxing and entertaining.

Council Tax band: G

Tenure: Freehold

Vestibule

3'1" x 5'8" (0.95 x 1.74m)

Hallway

6'0" x 5'2" (1.83m x 1.58m) 6'8" x 12'7" (2.05 x 3.84m)

Lounge

25'2" x 13'5" (7.66m x 4.10m)

Dining Room

12'6" x 11'3" (3.81m x 3.43m)

Conservatory

11'11" x 10'2" (3.62m x 3.10m)

Breakfast Kitchen

13'5" x 10'8" (4.10m x 3.26m)

Study

8'0" x 7'3" (2.44m x 2.20m)





Utility Room

5' 4" x 5' 3" (1.62m x 1.59m)

Wc

7' 0" x 4' 11" (2.14m x 1.51m)

Landing

11' 6" x 9' 8" (3.51m x 2.95m)

Bedroom 1

12' 6" x 11' 8" (3.82m x 3.56m)

En-suite

7' 6" x 4' 10" (2.29m x 1.47m)

Bedroom 2

15' 1" x 11' 8" (4.60m x 3.56m)

En-suite

5' 9" x 4' 10" (1.75m x 1.47m)

Bedroom 3

10' 11" x 12' 5" (3.34m x 3.80m)

Bedroom 4

11' 3" x 9' 2" (3.43m x 2.82m)

Bedroom 5

9' 3" x 10' 10" (2.83m x 3.33m)

Bathroom

8' 0" x 4' 10" (2.44m x 1.47m)

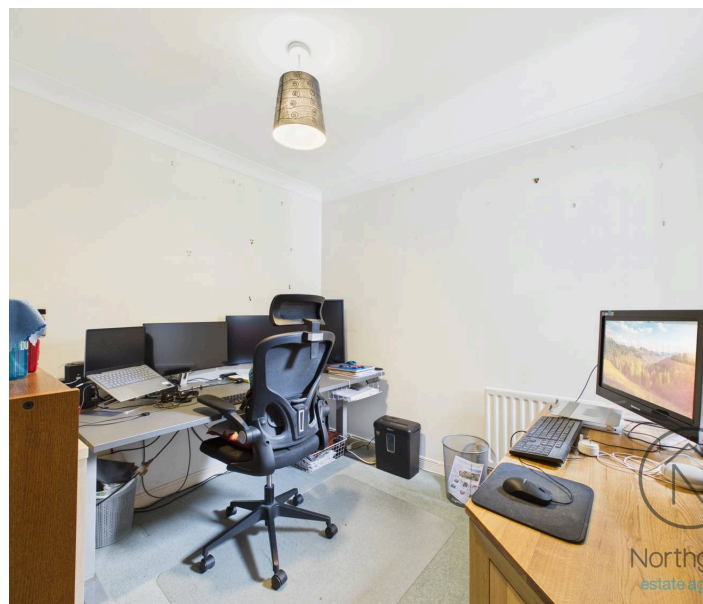
Garage

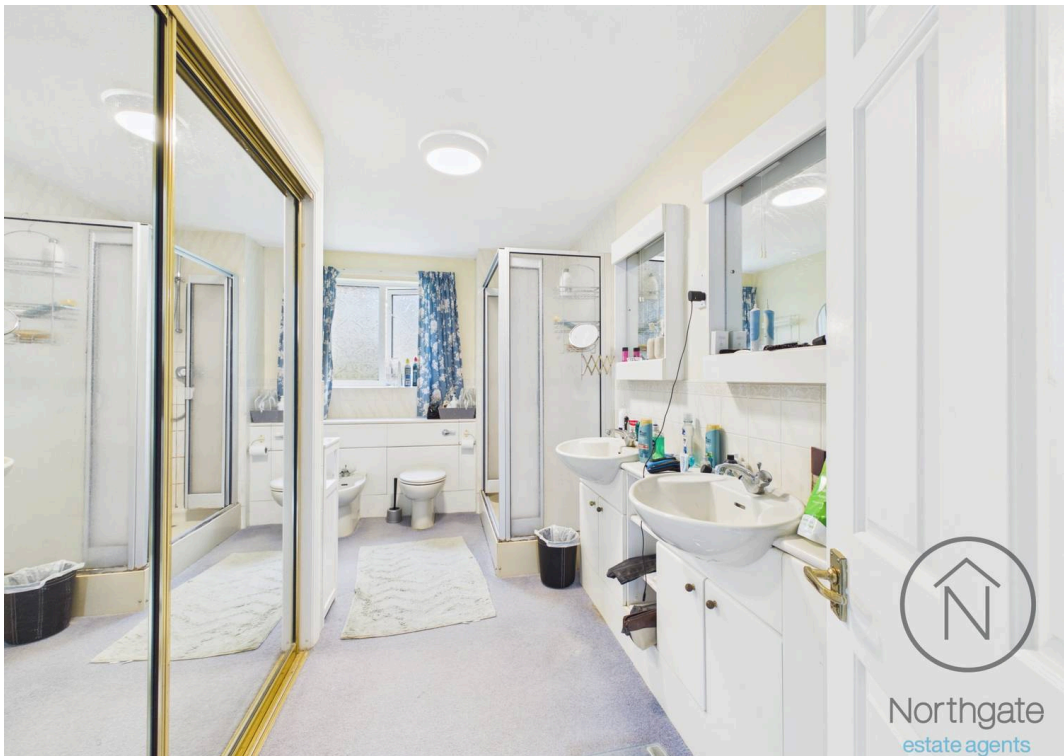
18' 2" x 17' 11" (5.54m x 5.46m)

Front Garden

Rear Garden

Driveway / Double garage

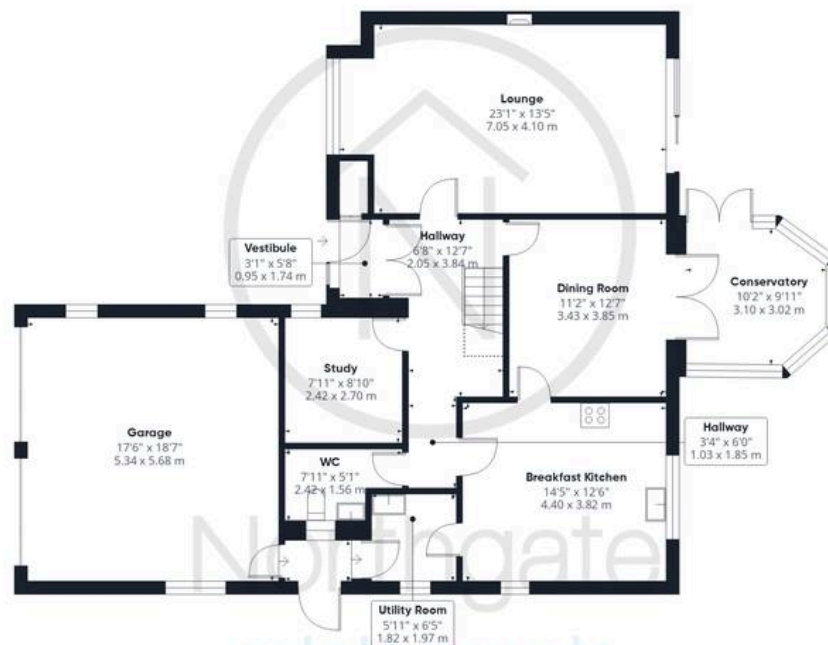








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Ground Floor

Approximate total area⁽¹⁾

2538 ft²

236 m²

Reduced headroom

10 ft²

0.9 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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