

Burnet Drive, Darlington, DL1 1HQ
Offers in the region of £184,995

estates⁴
'The Art of Property'



Burnet Drive, Darlington, DL1 1HQ

Offers in the region of £184,995

Council Tax Band: C

Superbly positioned on the desirable 'Central Park' development in the Haughton area Darlington, this stunning house offers a luxurious family home with beautifully presented accommodation spread over three floors. The property boasts impressive curb appeal, set on a large corner plot that enhances its charm.

Upon entering, you will find a welcoming dining kitchen, perfect for family gatherings and entertaining guests. The house features a light & airy reception room overlooking the garden and three generously sized bedrooms, including a remarkable principal bedroom located on the top floor, complete with fitted wardrobes and an ensuite adding convenience and privacy.

The property benefits from a manageable rear garden, ideal for outdoor relaxation. The driveway provides parking, complemented by a garage for additional storage or vehicle space.

This home is situated within easy reach of Darlington's vibrant town centre and offers excellent transport links to the A1(M) & A66, making it a perfect choice for commuters. With its blend of modern living and practical features, this property is open to sensible offers and presents an exceptional opportunity for those seeking a family home in a sought-after modern development.

Ground floor

Entrance hallway, cloak/WC, dining kitchen and lounge to the rear.

First floor

Landing, family bathroom, two good size bedrooms, and a useful office space with stairs leading to the top floor.

Second floor

Impressive principal bedroom with fitted wardrobes and an ensuite shower room.

Externally

Nicely set back with a generous The corner garden to the front driveway and garage. Rear garden considered relatively low maintenance.

Please note:

Council tax Band - C

Tenure - Freehold

Total sq ft to be considered guide only, and includes the garage.

Estates 'The Art of Property'

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Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Principal Elevation

Entrance Hallway

6'10" x 12'1" (2.09 x 3.7)

Ground Floor Cloaks/WC

3'2" x 4'10" (0.99 x 1.48)

Kitchen Dining Area

13'6" x 11'5" (4.14 x 3.50)

Lounge

11'3" x 14'7" (3.44 x 4.46)

First Floor Landing

Second bedroom

9'5" x 14'7" (2.88 x 4.46)

Third Bedroom

9'10" x 7'11" (3.01 x 2.43)

Bathroom

5'4" x 7'10" (1.65 x 2.39)

Office Space

6'0" x 6'4" (1.83 x 1.95)

Second Floor

Principal Bedroom

17'5" x 14'9" (5.32 x 4.50)

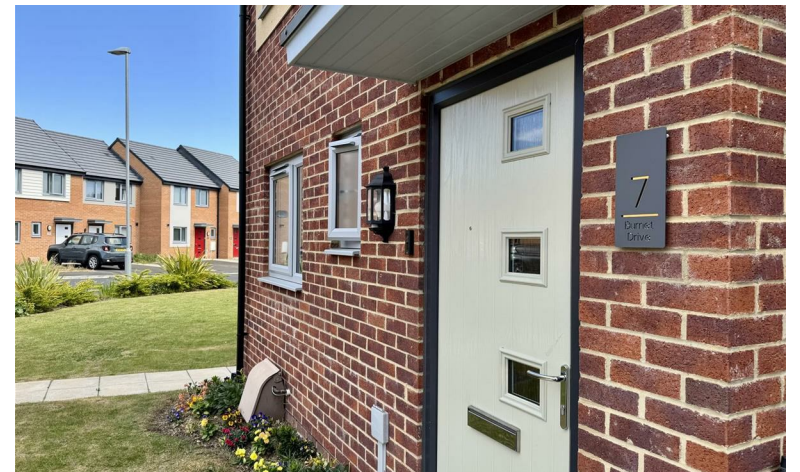
En-Suite Shower Room

6'2" x 7'8" (1.90 x 2.36)

Rear Garden

Garage

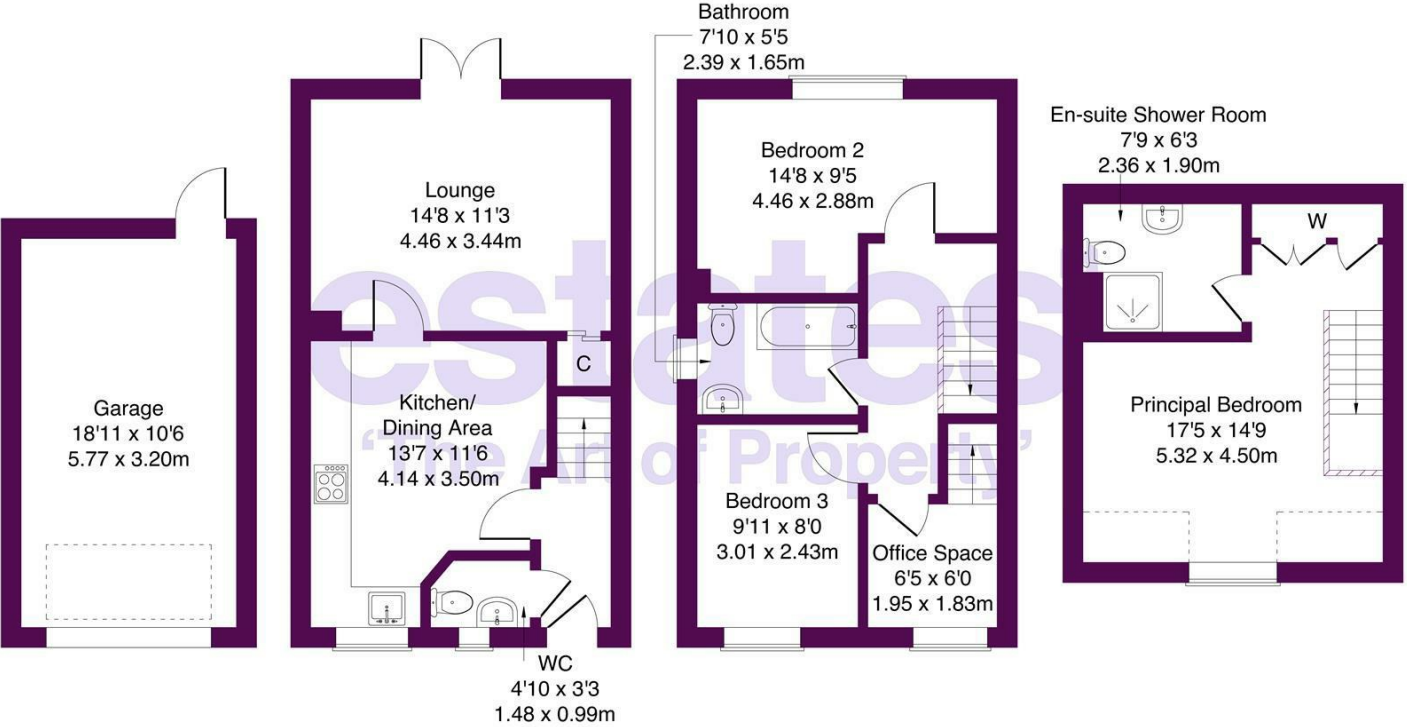
18'11" x 10'5" (5.77 x 3.20)



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Burnet Drive, Darlington, DL1 1HQ
Approximate Gross Internal Area: (1206 sq ft - 112 sq m.)



Garage

Ground Floor

First Floor

Second Floor

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	