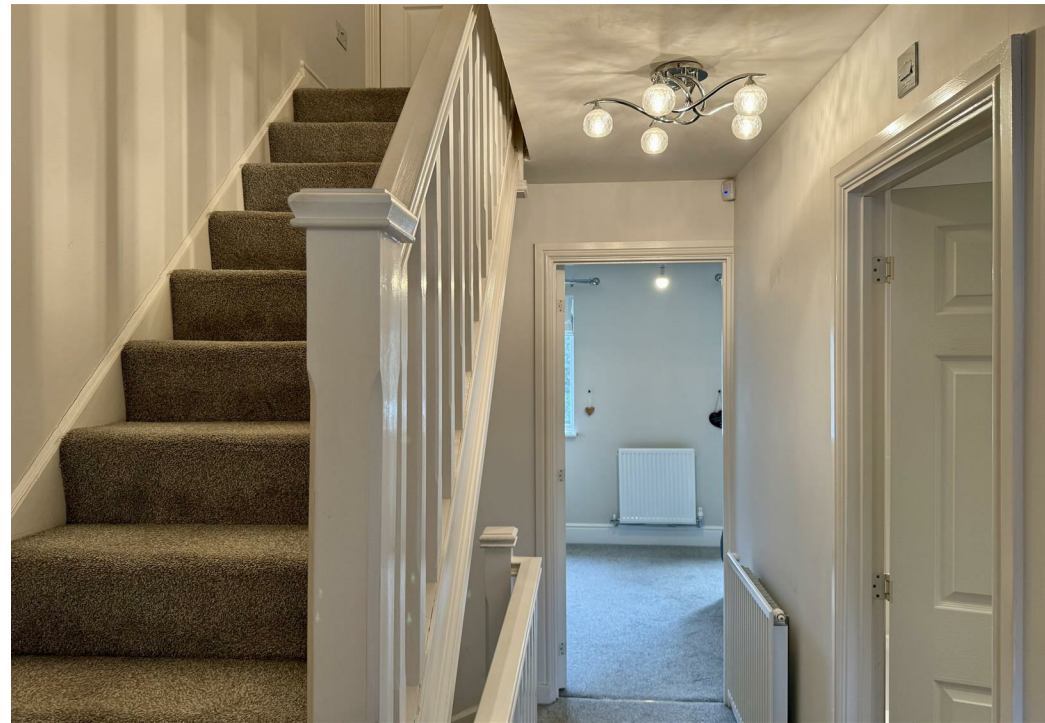
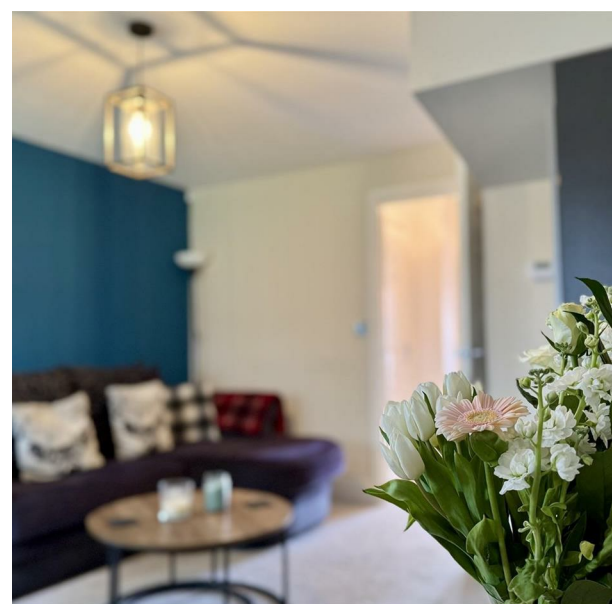


Peverell Walk, Darlington, DL1 5LY
Offers in the region of £180,000



Peverell Walk, Darlington, DL1 5LY

Offers in the region of £180,000

Council Tax Band: C

Nestled in the desirable Peverell Walk, this semi-detached town-house offers a perfect blend of modern living and convenience. Built in 2017, the property boasts a deceptively spacious layout spread over three floors, providing ample room for families or those seeking extra space.

Upon entering, you will find a welcoming reception room that leads seamlessly into the dining kitchen, considered the heart of many homes. The property features three well-proportioned bedrooms, ensuring comfort for all occupants. With a family bathroom and ensuite to the principal bedroom, morning routines will be a breeze, making this home ideal for busy families or those who enjoy hosting guests.

One of the standout features of this property is its pleasant aspect, overlooking the River Skerne, which adds a touch of serenity to daily life. The garden is also generously sized, offering a wonderful outdoor space for relaxation, gardening, or entertaining during the warmer months.

Parking is made easy with allocated space for two vehicles at the rear of the property, a valuable asset in this sought-after development. The location is particularly appealing, as it is just a short walk from Darlington town centre, providing easy access to a variety of shops, restaurants, and local amenities.

Competitively priced, this home presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern property.

Benefiting from uPVC double glazing, plus double glazed composite front door, wooden double glazed Velux window to the top floor, and Gas central heating via a 'Combi' boiler.

Ground floor

Entrance vestibule, good size reception room with attractive media wall. Inner hall, Ground floor cloak/WC, and light & airy dining kitchen with French doors to the garden perfect for alfresco dining. The well appointed kitchen provides a good range of units, gas hob, chrome extractor, and single oven.

First floor

Landing with open balustrade leading to the second floor. Bedrooms two and three to the first floor, complimented by the contemporary family bathroom.

Second floor

Small landing opening to a fabulous principal bedroom on the top floor, enjoying lovely views to the front and featuring an ensuite shower room.

Externally

Open lawn garden to the front with views over the river Skerne. Pedestrian side access to the good size rear garden featuring gated access to the rear where there is parking for two vehicles.

Please note:

Council tax Band - C

Tenure - Freehold

EPC Rating: B

Total sq ft to be considered guide only.

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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 Porch

Lounge

12'1" x 14'9" (3.70 x 4.50)

Inner Hallway

Ground Floor Cloak/WC

Dining Kitchen

12'1" x 7'10" (3.70 x 2.40)

First Floor Landing

Second Bedroom

12'1" x 10'9" max (3.70 x 3.30 max)

Third Bedroom

12'1" x 8'10" max (3.70 x 2.70 max)

Family Bathroom

Second Floor Landing

Principal Bedroom

8'10" x 16'0" max (2.70 x 4.90 max)

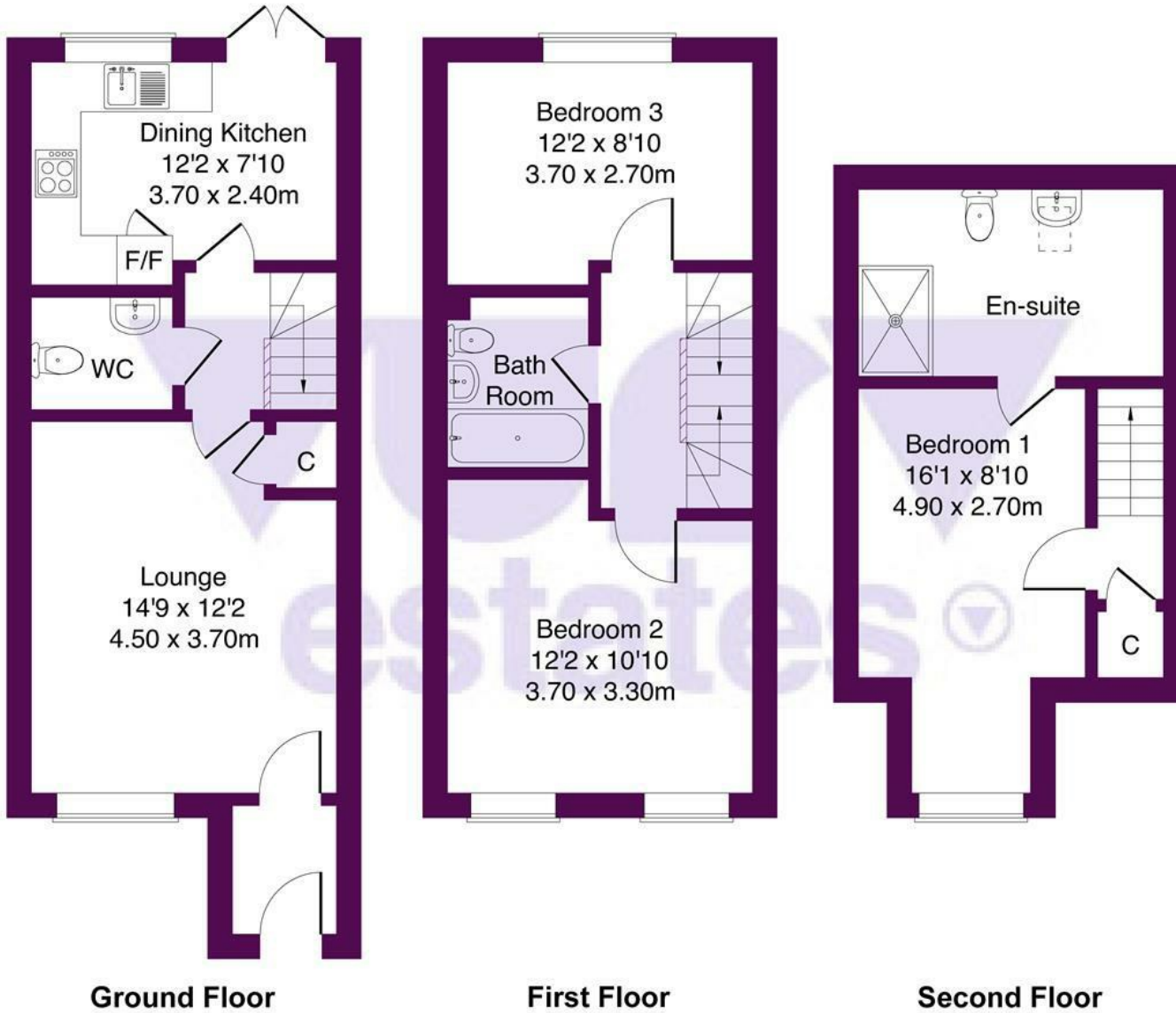
En-Suite Shower Room

Rear Garden



Peverell Walk

Approximate Gross Internal Area: (990 sq ft - 92 sq m.)



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			93
(81-91) B		82	
(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	



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