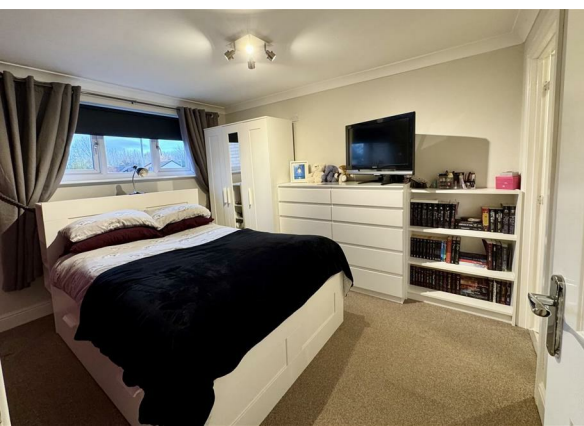


Nevada Gardens, Darlington, DL1 2RQ  
Offers in the region of £290,000

**estates<sup>4</sup>**  
'The Art of Property'



## Nevada Gardens, Darlington, DL1 2RQ

Offers in the region of £290,000

Council Tax Band: D

Nestled in the desirable Nevada Gardens, this impressive detached house offers a perfect blend of space and comfort, making it an ideal home for families or those seeking multi-generational living. Tucked away in a quiet cul-de-sac in the popular Harrowgate Hill area, this property is conveniently located near local shops, schools, and provides easy access to the A1(M) & A66 for those commuting.

The house boasts four well proportioned bedrooms, including a principal bedroom with an ensuite, and a well appointed family bathroom, ensuring privacy and convenience. With three reception rooms, including a good size yet cosy lounge located to the front, a conservatory, and what was an original garage has been thoughtfully converted to create the third reception room, enhancing the versatility of the living space.

At the heart of the home is undoubtedly the expansive open-plan dining kitchen, which flows seamlessly into a useful utility room, perfect for entertaining and managing household chores. A ground floor WC adds to the practicality of the layout, making it suitable for busy family life.

The property is further enhanced by a double garage at the front and a generous driveway, providing parking for multiple vehicles, a rare find in today's market. With UPVC double glazing, plus composite front door and gas central heating via a Baxi combi boiler, both ensuring warmth and comfort throughout the year.

This fabulous home offers an abundance of space and versatility, making it a wonderful opportunity for those looking to settle in a thriving community.

Please note:

Council tax Band - D

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

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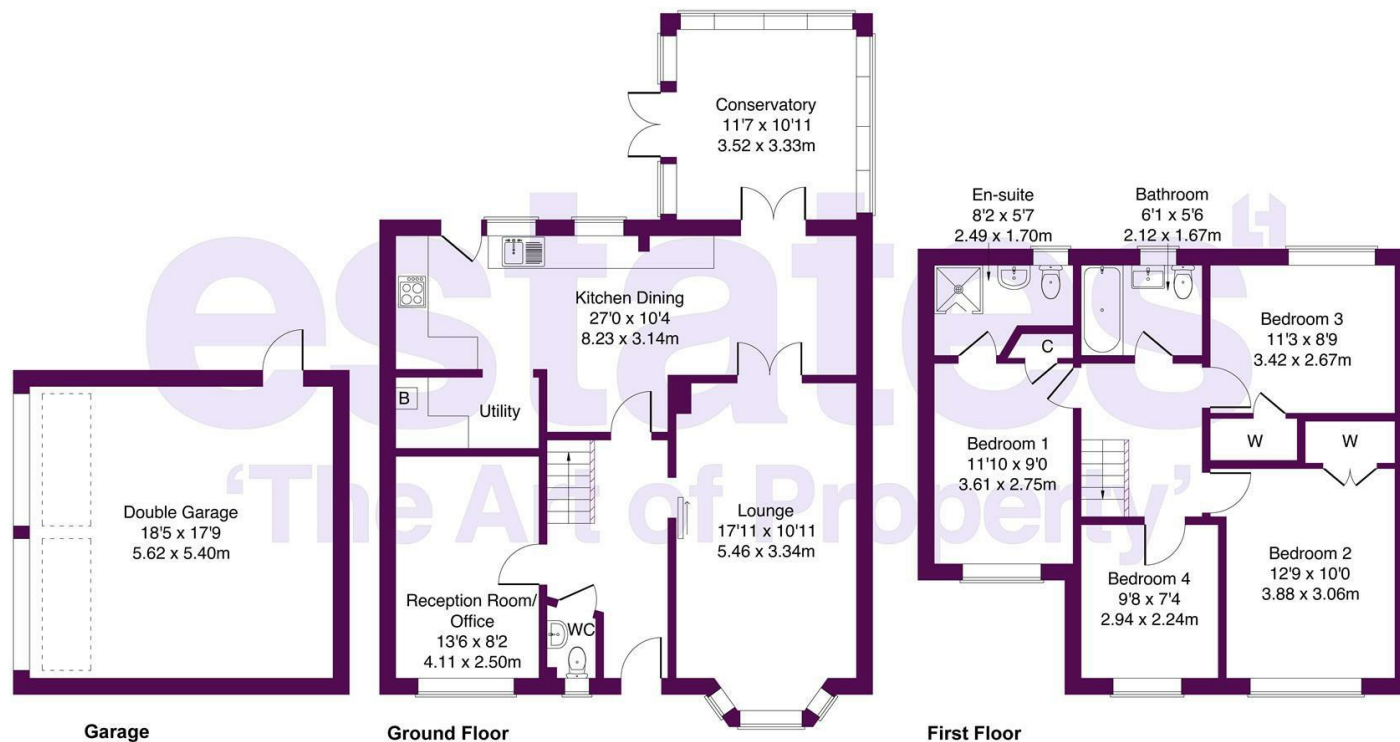
Disclaimer:

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## Nevada Gardens, Darlington, DL1 2RQ

Approximate Gross Internal Area: (1862 sq ft - 173 sq m.)



Not to Scale. Produced by The Plan Portal 2025  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |