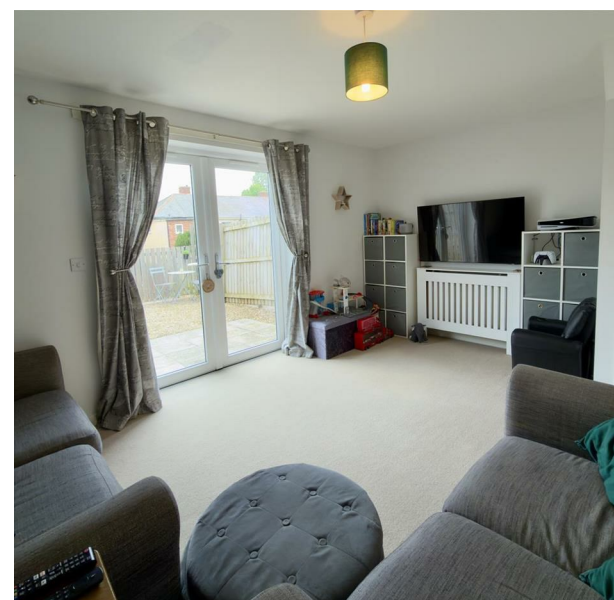
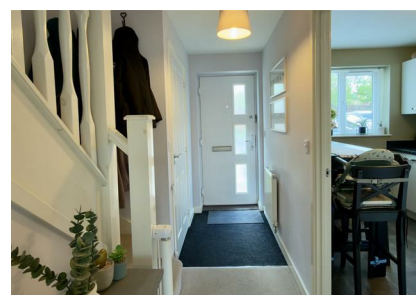


Water Lily Drive, Darlington, DL1 1LQ
Offers in excess of £130,000

estates⁴
'The Art of Property'



Water Lily Drive, Darlington, DL1 1LQ

Offers in excess of £130,000

Council Tax Band: A

Situated within the sought-after Central Park development, just off Haughton Road, this extremely well-priced home, built in 2014, offers a perfect blend of modern living and stylish design. The property boasts a beautifully presented interior, ensuring a warm and inviting atmosphere throughout.

Upon entering, you will find a generous lounge that serves as the heart of the home, ideal for both relaxation and entertaining. The contemporary kitchen is equipped with a full range of integrated appliances, making it a delight for any culinary enthusiast. Additionally, the ground floor features a convenient WC, enhancing the practicality of the living space.

The first floor comprises two double bedrooms, each designed with comfort in mind, along with a quality contemporary bathroom that reflects the standard found throughout the property. The home benefits from a split-level, manageable garden with rear pedestrian access, and parking is available at the front, adding to the convenience of this delightful home.

With easy access to the A66 & A1(M), this property is ideally located for those commuting or seeking to explore the surrounding areas, offering a wonderful opportunity for anyone looking to settle in a vibrant community.

Please note:

Council tax Band - A

Tenure - Freehold

Total sq ft and room dimensions to be considered a

guide only.

Gas Central Heating via a 'Combi' boiler.

UPVC double glazing plus composite front door.

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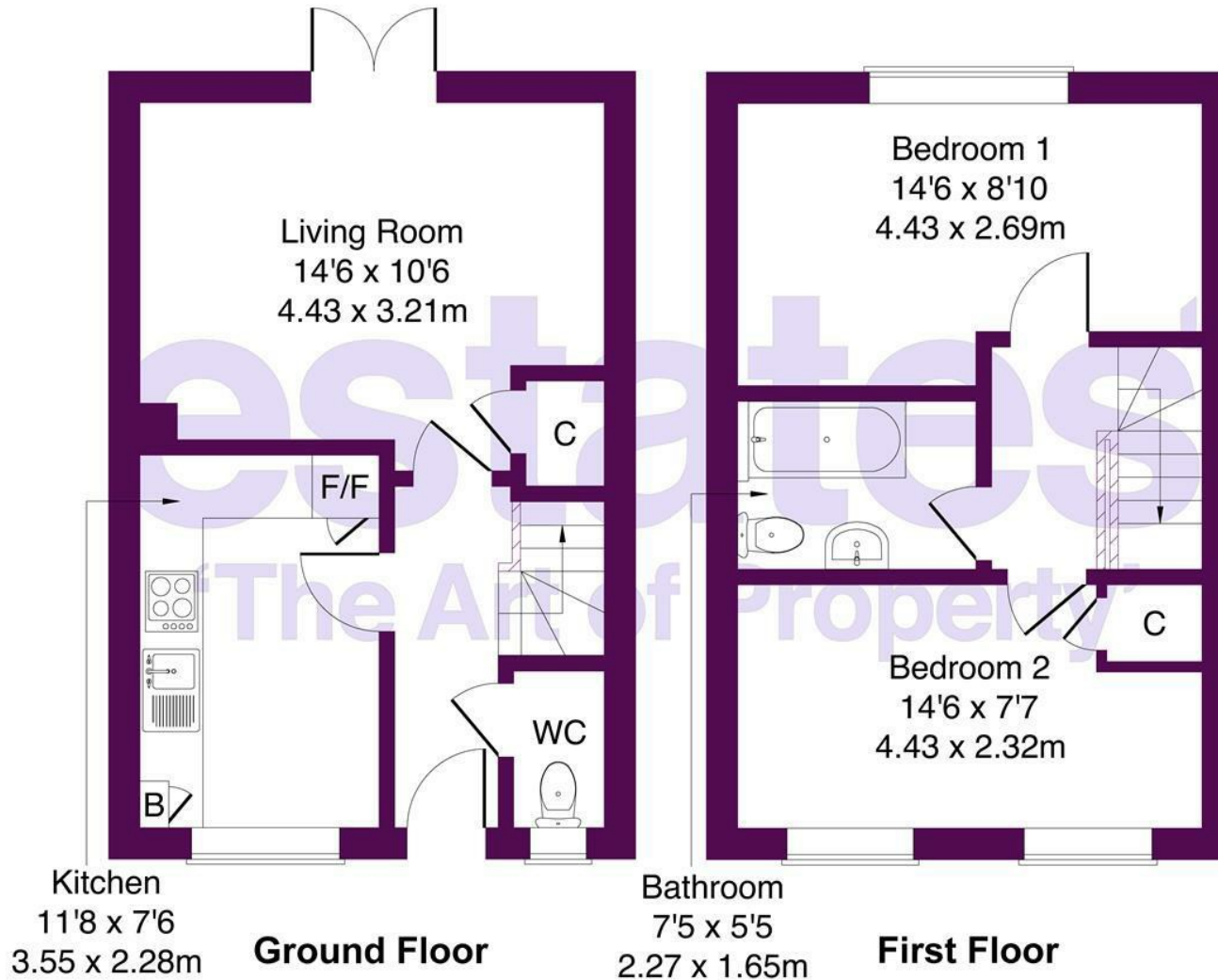
Disclaimer:

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. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



Water Lily Drive, Darlington, DL1 1LQ

Approximate Gross Internal Area: (657 sq ft - 61 sq m.)



Not to Scale. Produced by The Plan Portal 2026
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estates⁴
'The Art of Property'

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	84
(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