

Netherby Rise, Darlington, DL3 8SE  
Offers in the region of £370,000

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



# Netherby Rise, Darlington, DL3 8SE

## Offers in the region of £370,000

### Council Tax Band: E

A truly exceptional and beautifully transformed family home, significantly improved and upgraded by the current owner with an impressive level of investment and little regard for cost. Situated within a highly sought-after cul-de-sac in the prestigious West End of Darlington, this stunning property is within walking distance of well-regarded primary and secondary schools, making it an ideal location for families.

The current owner has carried out an extensive programme of improvements both inside and out, creating a luxurious, stylish and move-in ready home. The original separate kitchen and dining room have been cleverly reconfigured into a fabulous open-plan dining kitchen, while quality flooring has been laid, extensive decoration and re-plastering undertaken, and internal doors replaced. The result is a home that has been finished to an excellent standard throughout.

The welcoming entrance hallway leads to a useful ground-floor WC and a generous front-facing lounge, with two windows flooding the room with natural light. To the rear is the impressive open-plan dining kitchen, beautifully appointed with a range of contrasting modern units, quartz worktops, breakfast bar, range cooker, pull out larder, large larder cupboard, Belfast sink, American fridge freezer, integrated washing machine, dishwasher and wine chiller. The space provides a superb setting for both family life and entertaining, with French doors leading onto a porcelain patio with multiple seating areas to the rear garden.

To the first floor are four well-presented bedrooms, with the principal bedroom benefiting from a contemporary fitted en-suite shower room. The remaining bedrooms are served by a fabulous family bathroom featuring a freestanding bath and separate shower cubicle, providing excellent accommodation

for a growing family.

Externally, the front driveway has been resurfaced, providing generous parking for multiple vehicles, leading to the garage which has an electric roller door, and houses the Baxi combi boiler installed in 2024. The generous rear garden is another real highlight, having been beautifully landscaped, lawn with raised beds and enjoying a favourable westerly aspect, making it an excellent space for relaxing and entertaining.

Further benefits include UPVC double glazing, a composite front door and gas central heating.

This is a property where the extent of the work and investment really must be seen to be appreciated. The current owner has significantly enhanced the property from the condition in which it was purchased, investing heavily in the quality, finish and presentation both inside and out. The level of expenditure required to recreate this home would be substantial, making this an excellent opportunity for a buyer seeking a luxurious home in one of Darlington's most popular locations.

Please note:

Council tax Band - E

Tenure - Freehold

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

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

Estates 'The Art of Property' Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

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.

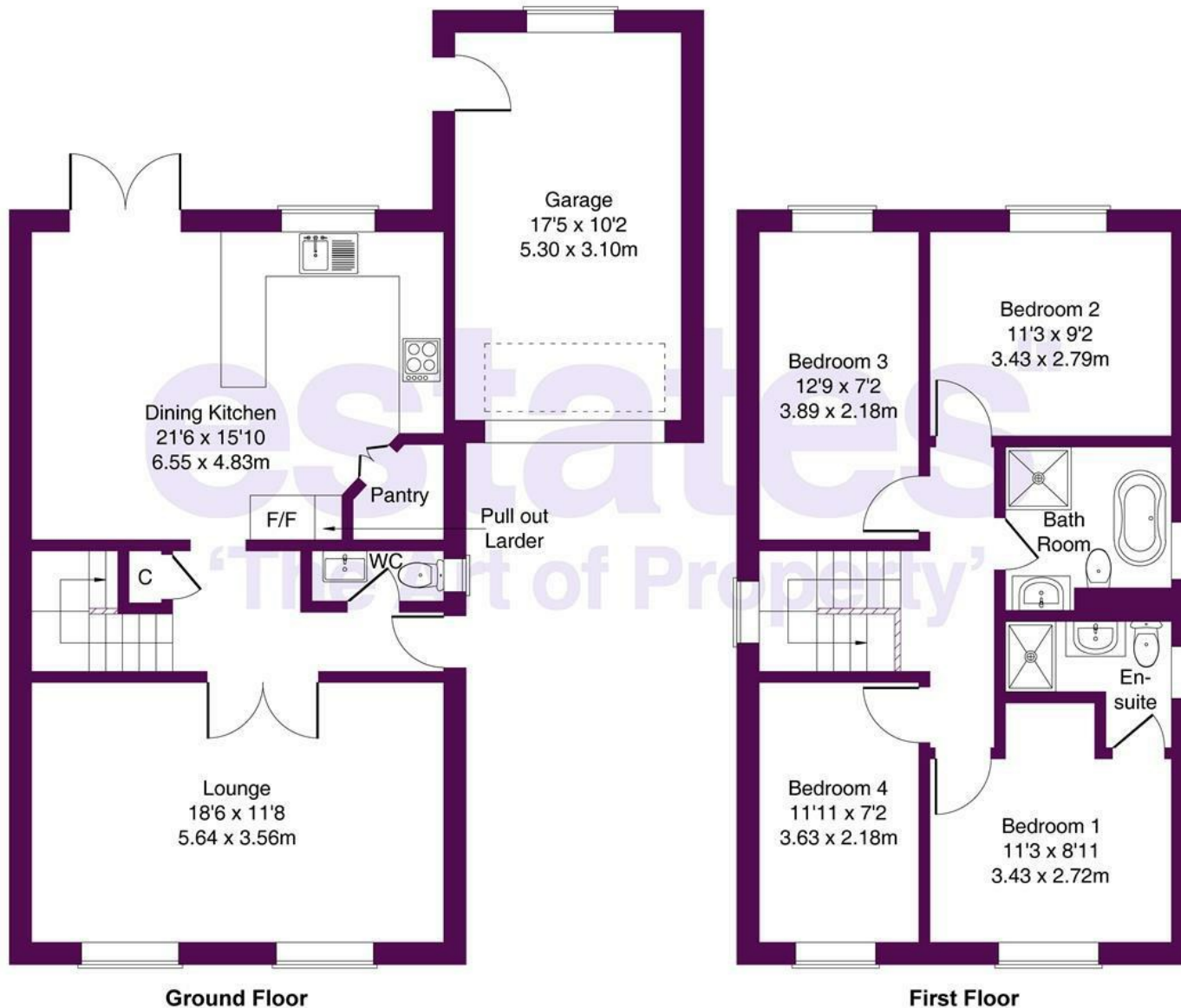


# Netherby Rise, Darlington, DL3 8SE

Approximate Gross Internal Area: (1362 sq ft - 127 sq m.)

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

Business Central 2 Union Square  
Central Park  
Darlington  
County Durham  
DL1 1GL  
01325 804850  
sales@estatesgroup.co.uk  
<https://estates-theartofproperty.co.uk/>



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

| 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 |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|                                             |         | EU Directive 2002/91/EC |