

Muirkirk Grove, Darlington, DL1 3TL  
Offers in the region of £285,000

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



# Muirkirk Grove, Darlington, DL1 3TL

## Offers in the region of £285,000

### Council Tax Band: D

Nicely positioned in the popular Whinfield area of Darlington, this stunning and spacious four-bedroom detached home is perfect for family living. This delightful property boasts an impressive layout, featuring three reception rooms, including a charming conservatory extension that invites natural light, and a beautifully appointed kitchen/breakfast room, recently fitted, making it ideal to maximise on family time.

The principal bedroom benefits from an ensuite, providing a private retreat, while the additional three bedrooms and family bathroom offer ample space for family or guests. The ground floor also includes a convenient WC, enhancing the practicality of the home.

Outside, the generous east-facing garden is a highlight, featuring a fabulous summer house/garden room, completed in October 2024. This insulated space is equipped with a fitted heater and bar, making it perfect for entertaining or enjoying quiet evenings outdoors.

The property is equipped with modern conveniences, including UPVC double glazing and a composite front door, and Gas central heating provided by a Valliant boiler, conveniently housed in the garage, which is also accessible from the understairs cupboard.

Parking is a breeze with a good size driveway and garage, adding to the convenience of this lovely home. The location is ideal, with easy access to both primary and secondary schooling, a short drive to the town centre, and excellent links to the A1(M) & A66. This property truly offers a wonderful blend of comfort, style, and practicality, making it a perfect

choice for your next home.

Please note:

Council tax Band - D

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.

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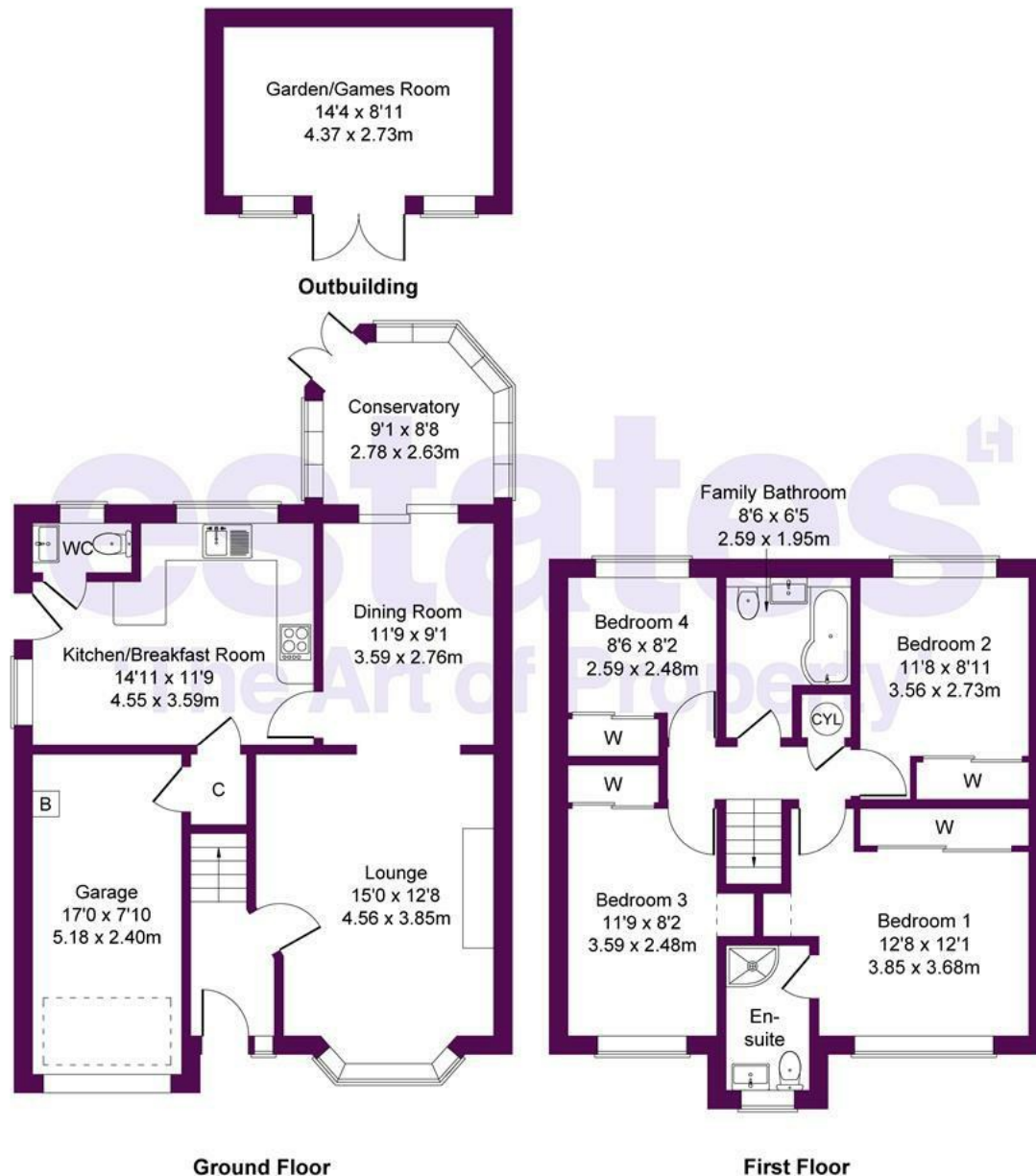
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Approximate Gross Internal Area: (1507 sq ft - 140 sq m.)



Not to Scale. Produced by The Plan Portal 2026  
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**estates**<sup>4</sup>  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>65</b>	<b>87</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