Anstruther Drive, Darlington, DL1 3TE
Price £235,000

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# Anstruther Drive, Darlington, DL1 3TE
## Price £235,000
## Council Tax Band: D

A beautifully presented and significantly improved three bedroom link-detached home, occupying a desirable corner position within a quiet cul-de-sac. Located on the highly popular Ashbrook development, conveniently placed for access to the A1(M) & A6, locals shops, amenites and schooling.

The property has been meticulously upgraded by the current owners to a high standard throughout, with particular emphasis on creating an impressive sense of space and flow on the ground floor. The standout feature is the superb open-plan layout, where the welcoming lounge seamlessly connects to a stunning contemporary dining kitchen, forming a bright and sociable living space ideal for modern family life and entertaining. The kitchen itself has been refitted with sleek contemporary units, quartz work surfaces and a central breakfast island, further enhancing its stylish and functional appeal. This exceptional open-plan arrangement seemlessly leads to the conservatory, which provides an additional versatile reception space and enjoys views over the rear garden, with French doors opening directly outside to extend the living space in warmer months.

To the first floor are three well-proportioned bedrooms, perfectly suited to growing families. The principal bedroom benefits from an en-suite, complemented by a beautifully refitted contemporary family bathroom.

Externally, the property has parking for two vehicles, along with a garage providing secure parking or useful storage. The manageable rear garden is designed for ease of maintenance, offering a pleasant and private outdoor space ideal for relaxing without the burden of extensive upkeep.

Further benefits include gas central heating via a recently refitted boiler and a number of upgraded UPVC double-glazed windows, contributing to improved efficiency and comfort.

This is a superb opportunity to acquire a stylish, move-in-ready home where the outstanding open-plan ground floor truly sets it apart.

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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NO. 61
LITTLEBECK DRIVE

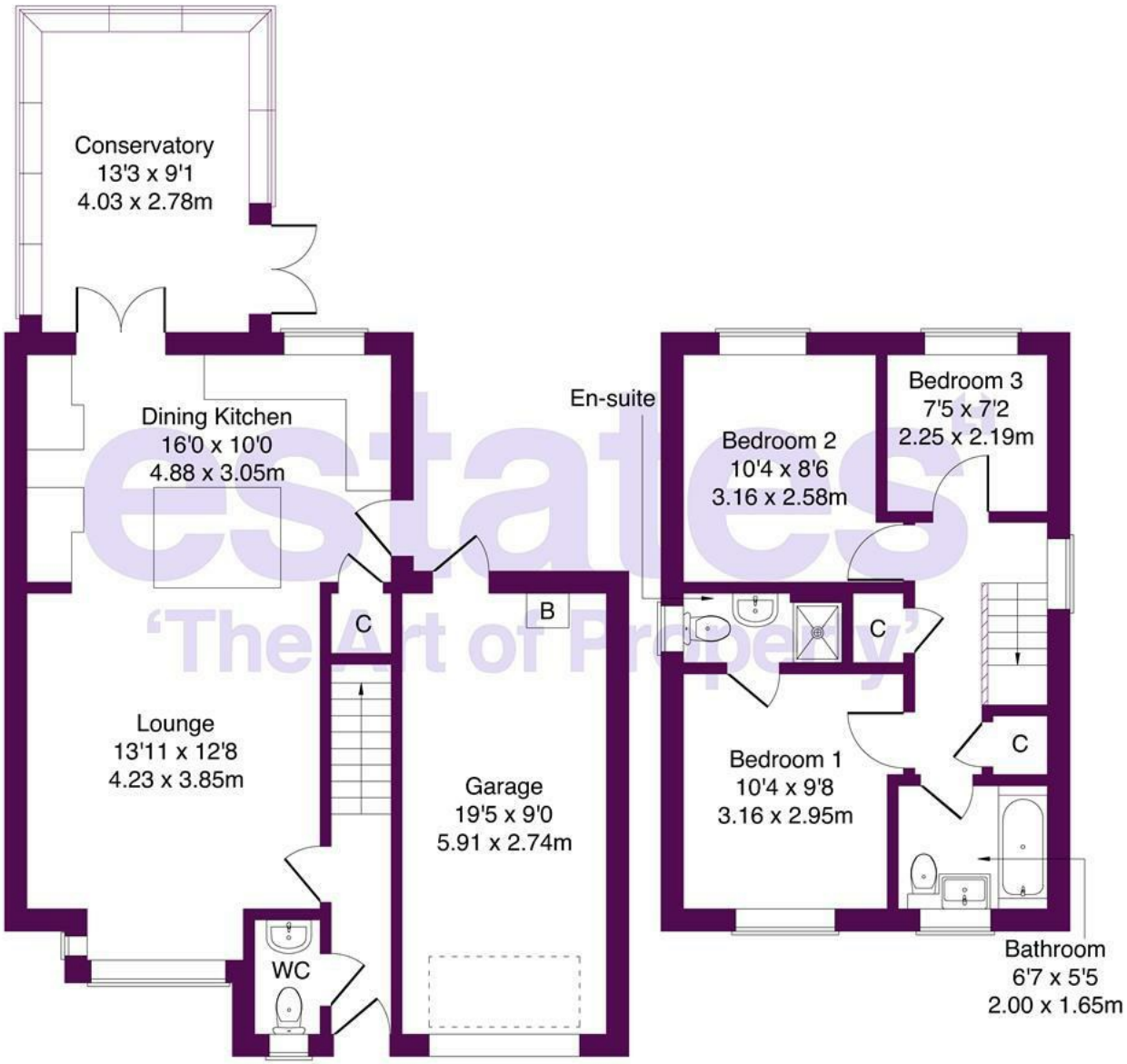






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**Approximate Gross Internal Area: (1141 sq ft - 106 sq m.)**




Not to Scale. Produced by The Plan Portal 2026

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