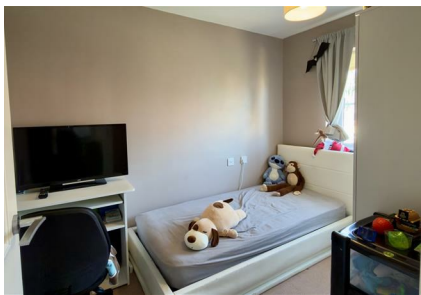


Chestnut Drive, Darlington, DL1 4RR  
Offers in the region of £209,995

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



Chestnut Drive, Darlington, DL1 4RR

Offers in the region of £209,995

Council Tax Band: D

Beautifully upgraded Four Bedroom Detached family home, occupying an enviable position within the popular Eastbourne area, nestled off the thoroughfare and accessed via a driveway serving just three detached homes.

This exceptional residence has been significantly enhanced from its original specification to create a stylish and beautifully presented home ready to move in.

The standout feature is undoubtedly the stunning, high-quality fitted kitchen, complemented by contemporary shower rooms, including an en-suite to the principal bedroom. Every improvement has been carefully considered, resulting in a home that combines modern style with everyday practicality.

The spacious accommodation comprises an entrance porch, generous lounge opening through to a dining room with French doors leading into a versatile conservatory overlooking the garden. The impressive fitted kitchen is supported by a useful utility room and convenient ground floor WC.

To the first floor are four well-proportioned bedrooms, including the principal bedroom with its beautifully refitted en-suite, together with a stylish family shower room finished to an equally high standard.

Externally, the property continues to impress with a generous rear garden, ideal for families and outdoor entertaining. To the front is a resurfaced double-width driveway providing ample parking and access to the garage, which benefits from a refitted garage door together with a pedestrian access door for added convenience.

The location is equally appealing, situated within this popular residential development. A range of local shops, schools and everyday amenities are all close at hand, while Darlington town centre and Darlington railway station are easily accessible. Excellent transport links also to the A66 and A1(M) make this an ideal choice for commuters.

This is a superb opportunity to purchase a significantly upgraded family home, offering stylish accommodation, generous living space and a location that continues to prove popular with buyers.

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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Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North

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Disclaimer:

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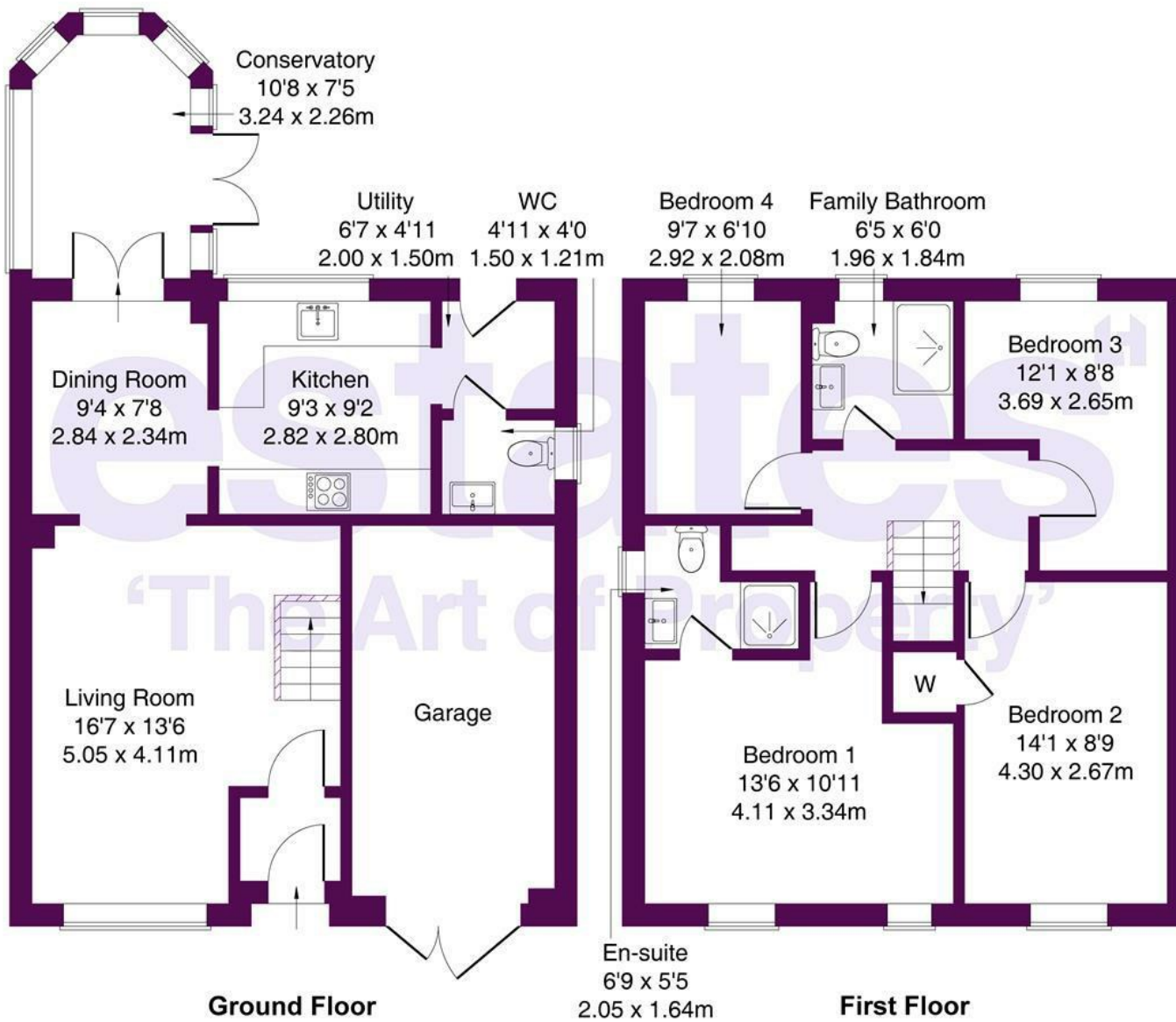


# Chestnut Drive, Darlington, DL1 4RR

Approximate Gross Internal Area: (1270 sq ft - 118 sq m.)

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

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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>			<b>87</b>
(81-91) <b>B</b>		<b>76</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	