

Braemar Court, Darlington, DL1 3RL
Offers in excess of £150,000

estates⁴
'The Art of Property'



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Offers in excess of £150,000

Council Tax Band: B

Nestled in the quiet cul-de-sac of Braemar Court, this charming, two double bedroom, semi-detached house, in the sought-after Whinfield area of Darlington offers a delightful blend of comfort and convenience. With well-proportioned accommodation this property is ideal for a variety of buyers seeking a peaceful retreat.

Outside, the property features a generous rear garden, providing ample space for outdoor activities, gardening, or simply relaxing in the sun. The driveway accommodates two vehicles, along with a garage for extra storage or secure parking.

The dining room boasts a pleasant open aspect leading seamlessly to the kitchen, perfect for entertaining guests. The excellent size lounge located to the rear of the ground floor enjoys peaceful views over the garden.

The location is particularly advantageous, being within walking distance to well-regarded schools, an Asda supermarket, and local doctors, ensuring that all essential amenities are easily accessible. Furthermore, the property enjoys easy access to the A66 & A1(M), making commuting to nearby towns and cities straightforward.

This semi detached house at Braemar Court is a wonderful opportunity for those looking to settle in a friendly neighbourhood with excellent local facilities.

Benefiting from uPVC double glazing (excluding garage), and gas central heating via a 'Combi' boiler.

Ground Floor

Useful entrance porch opening to a dining room with pleasant open aspect to the kitchen. The fitted kitchen provides a range of units, cooker point and cupboard housing the Combi boiler. Good size

lounge to the rear with French doors to the garden.

First Floor

Landing with hatch allowing loft access. Bathroom with white suite, and two double bedrooms, the second bedroom with both a built-in wardrobe and storage cupboard.

Externally

The home commands an excellent plot on this cul-de-sac with well tended gardens to front and rear. Open lawn garden to the front with a driveway leading to the garage with up & over door, lighting and power. Pedestrian door to the rear leads to the excellent sized rear garden perfect for those warmer months.

Please note:

Council tax Band - B

Tenure - Freehold

EPC Rating: C

Total sq ft to be considered guide only.

Estates 'The Art of Property'

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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.

Principal elevation

Entrance Porch

Dining Room

7'10" x 9'8" (max 11'5") (2.40 x 2.96 (max 3.48))

Kitchen

5'2" x 11'6" (1.60 x 3.52)

Lounge

15'0" x 11'0" (4.58 x 3.36)

First Floor Landing

Principal Bedroom

15'0" x 8'5" (max 10'0") (4.58 x 2.59 (max 3.06))

Second Bedroom

10'1" x 10'11" (3.08 x 3.34)

Bathroom

4'9" x 8'0" (1.47 x 2.45)

Garage

7'10" x 16'7" (2.40 x 5.07)

Garden

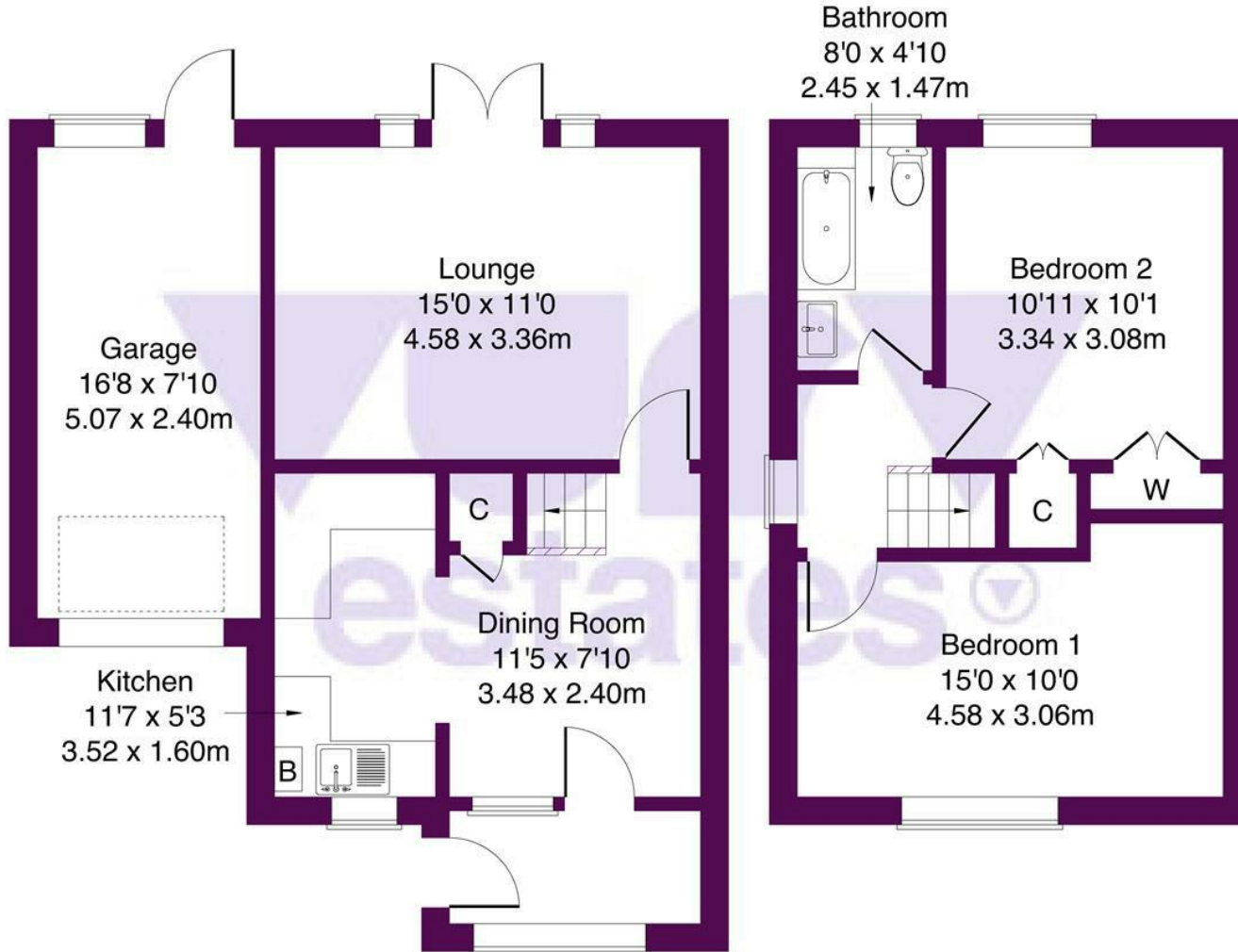


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Approximate Gross Internal Area: (872 sq ft - 81 sq m.)



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Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
 For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(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	