

Newlyn Drive, Darlington, DL3 0ZN  
Offers in the region of £397,000

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# Newlyn Drive, Darlington, DL3 0ZN

## Offers in the region of £397,000

### Council Tax Band: E

Occupying a particularly enviable position within a peaceful cul-de-sac on the highly sought-after Harrowgate Farm development, this exceptional five-bedroom detached family home enjoys one of the most desirable settings in the area. Just a short stroll from the picturesque nature reserve, residents can enjoy beautiful walks and a tranquil environment whilst remaining conveniently close to local amenities, well-regarded schools and excellent transport links to the A1(M) & A66.

Significantly enhanced and impeccably maintained by the current owners, the property offers spacious and versatile accommodation ideally suited to modern family living. A standout feature is the impressive garden room extension, flooded with natural light from a striking lantern-style skylight, creating a wonderful space for relaxing and entertaining throughout the year.

At the heart of the home is a stunning re-fitted kitchen, beautifully appointed with quality cabinetry, granite work surfaces and integrated appliances, combining style with practicality. Further improvements include a contemporary family shower room, a high-specification Worcester boiler installed in late 2024, tasteful décor throughout, and quality flooring that complements the home's elegant presentation.

The accommodation briefly comprises an inviting reception hallway, a large cloaks cupboard (formerly a WC), a spacious bay-fronted lounge opening into a separate dining room, the luxurious kitchen, utility room and ground floor WC. One of the original garages has been thoughtfully converted to provide a highly versatile additional room, currently utilised as a workshop/storage area but offering excellent potential as a sixth bedroom, home office, playroom or hobby room. The remaining garage benefits from an electric roller door, power, lighting and internal access via the

utility room.

To the first floor, a generous landing leads to five well-proportioned bedrooms, including an impressive principal suite with en-suite facilities, together with a beautifully re-fitted contemporary family shower room.

Externally, the property continues to impress with ample driveway parking, attractive front gardens and a beautifully maintained rear garden of excellent proportions, enhanced by external lighting creating an ideal space for outdoor enjoyment and entertaining.

Combining a prime position, substantial living accommodation, high-quality upgrades and close proximity to the nature reserve, this is a fabulous opportunity to acquire an outstanding family home within one of Darlington's most popular residential developments. Early viewings come strongly recommended to fully appreciate the quality, space and setting on offer.

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.

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