

Rivergarth, Darlington, DL1 3SN
Offers in excess of £290,000

estates⁴
'The Art of Property'



Rivergarth, Darlington, DL1 3SN

Offers in excess of £290,000

Council Tax Band: E

Nestled on this highly sought-after development, this stunning detached family home has been meticulously improved and reconfigured to an impeccable standard, with no expense spared. This LUXURIOUS residence boasts four spacious bedrooms and three modern bath/shower rooms, making it an ideal choice for families seeking COMFORT and STYLE.

Upon entering, you are greeted with a light & airy hallway and generous lounge that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The impressive DINING KITCHEN is a true highlight, featuring a central island that enhances both functionality and aesthetics, making it a delightful space for family gatherings. Additionally there is a useful utility room, along with a GROUND FLOOR BEDROOM and contemporary shower room, providing flexibility for guests or family members.

The first floor originally comprised four bedrooms, however the current owner has thoughtfully enhanced the layout creating a stunning wet-room style EN-SUITE to the principal bedroom, while still retaining three further well-proportioned bedrooms, plus family bathroom, ensuring ample space for everyone.

The property is set in a prime location just off Barmpton Lane, conveniently close to local shops, schools, and the town centre, with excellent transport links to the A1(M) & A66 for those commuting further afield. Externally, the home features a generous block-paved driveway with sensor lighting, ensuring both convenience and appeal. The manageable garden is adorned with fruit trees, offering a touch of nature, while a fabulous insulated garden office provides an ideal space for work or leisure. This exquisite family home combines luxury, practicality, and a prime location, making it a must-see for discerning buyers.

In brief the accommodation consists of:

Ground floor

Entrance hallway, ground floor bedroom complimented by a contemporary shower room. Generous lounge to the front and impressive dining

kitchen to the rear opening to the garden. The refitted kitchen provides an excellent range of modern units and integrated appliances, plus breakfast island. The versatile utility room is considered a good size and adds to what is an exceptional amount of accommodation to the ground floor.

First floor

Landing with hatch and fitted ladder allowing loft access. Three nicely appointed bedrooms and a contemporary family bathroom. The principal bedroom is of particular interest enjoying a luxurious ensuite wet-room.

Externally

Located on a quiet cul-de-sac with a resurfaced block-paved driveway, allowing generous parking with sensor lighting and useful lean-to shed to the right-hand side. Good size, yet manageable rear garden with fabulous versatile garden office.

Please note:

Council tax Band - E

Tenure - Freehold

Gas Central Heating

Double glazing

Total sq ft and room dimensions to be considered a

guide only.

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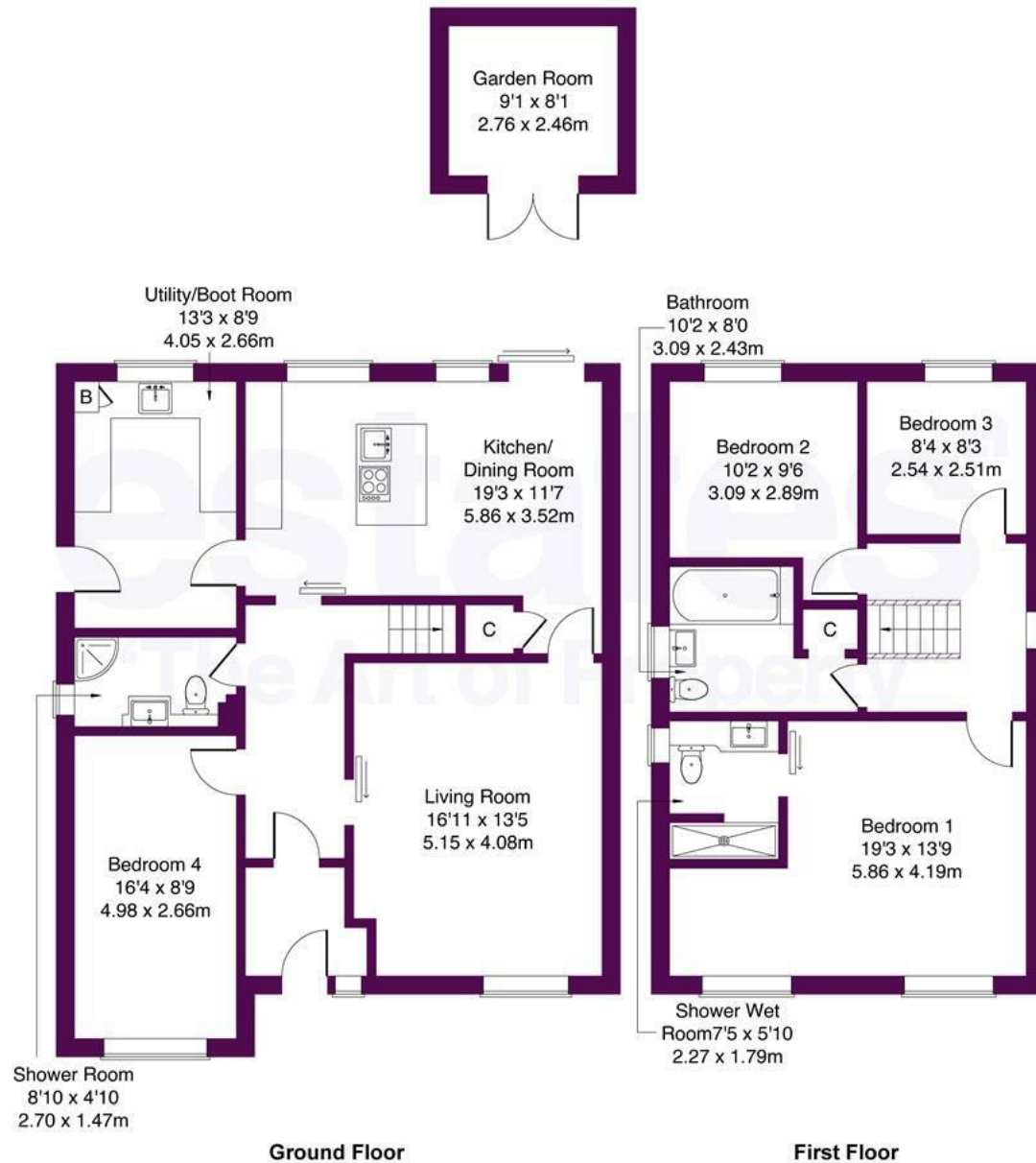


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Approximate Gross Internal Area: (1636 sq ft - 152 sq m.)



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Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(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	