Newton Lane, Darlington, DL2 2RX
Offers in the region of £195,000

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'The Art of Property'

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Offers in the region of £195,000
Council Tax Band: C

Nestled in the highly sought-after West Park Garden Village, this stunning detached home offers a perfect blend of modern living and convenience. Built in 2022 by the esteemed local builder Homes by Esh, this property is still under its 10-year NHBC guarantee, ensuring peace of mind for its new owners.

The property boasts three beautifully presented bedrooms, providing ample space for families and two well-appointed bath/shower rooms, ensuring morning routines will be a breeze. The heart of the home is the spacious lounge, which features elegant bi-fold doors that seamlessly connect the indoor space to the garden, allowing natural light to flood in. The beautifully appointed dining kitchen is a true highlight, ideal for entertaining family and friends, featuring a stylish kitchen with integrated appliances and ample space for a table and chairs.

Set on a choice plot, this property is not overlooked at the front, offering a sense of privacy. The well-maintained manageable rear garden is perfect for enjoying the fresh air and relaxation during those warmer months. Additionally, the property includes parking for two vehicles to the side, a valuable feature on this development.

The location is exceptionally convenient, with local shops and amenities just a short distance away. Families will appreciate the proximity to quality schooling, while the town centre and Cockerton village are easily accessible. Furthermore, the A1(M) is within easy reach, making commuting a straightforward affair.

Please note:
Council tax Band - C
Tenure - Freehold
Estate charge: discounted rate of £74.00 per annum which will increase to approximately £109.50
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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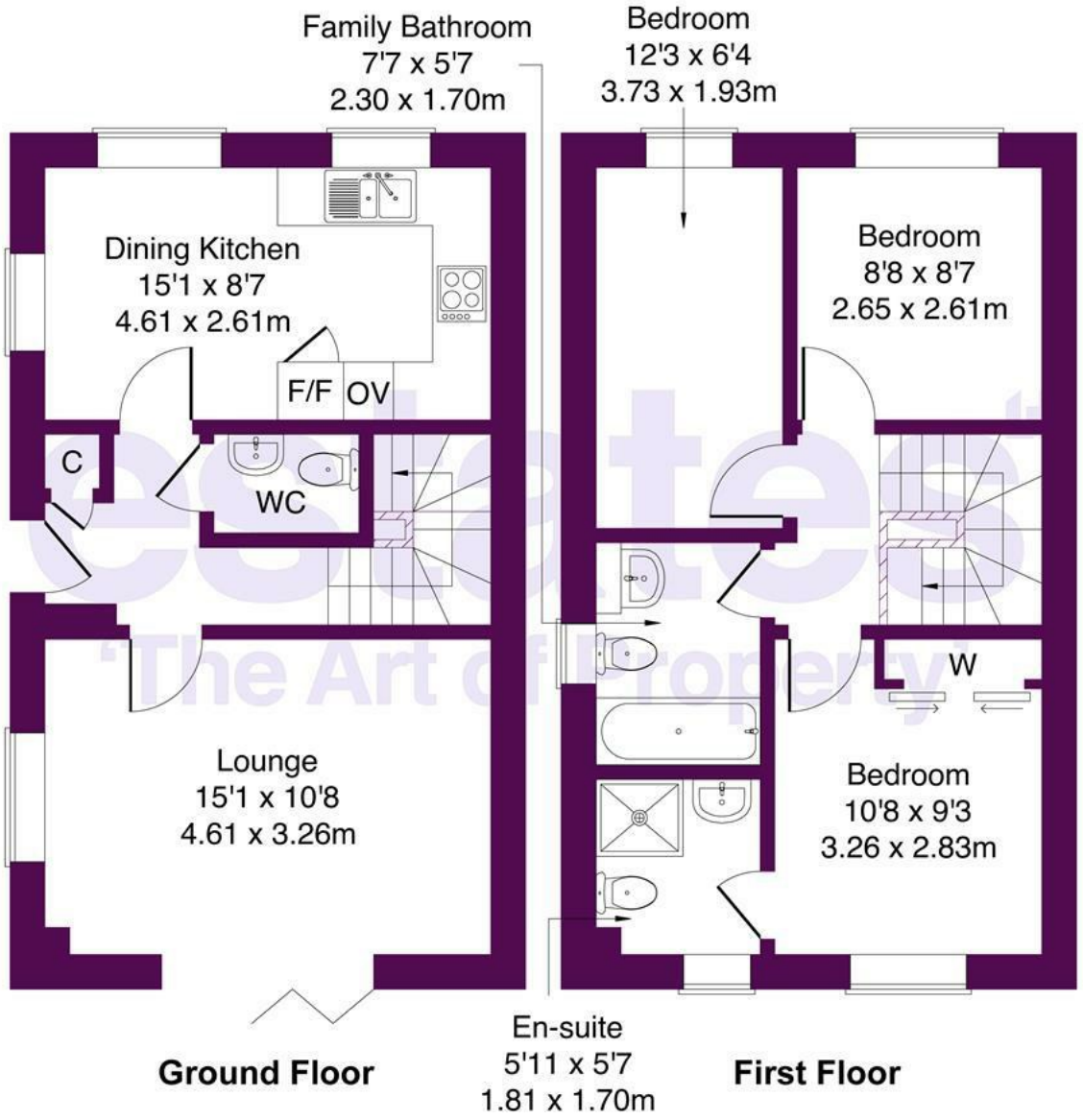
Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



Not to Scale. Produced by The Plan Portal 2026

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