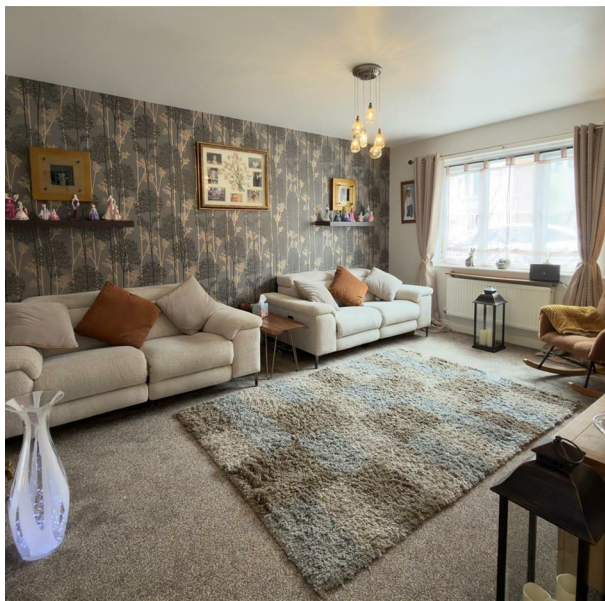


Collingsway, Darlington, DL2 2FD  
Offers in the region of £265,000

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‘The Art of Property’



## Collingsway, Darlington, DL2 2FD Offers in the region of £265,000 Council Tax Band: D

Offered to the market with no onward chain, this substantial and beautifully presented four-bedroom family home is an outstanding opportunity to purchase a spacious, high-quality home on one of Darlington's most popular residential developments. Finished to an high standard throughout and offering superb value in today's market, this impressive property has been thoughtfully enhanced by the current owners to create a stylish and welcoming home ready for immediate occupation.

Occupying a pleasant position on the West Park development, the property enjoys excellent access to local shops, amenities, well regarded schooling and scenic walking routes. The A1(M) & A66 are also just a short drive away, making it an ideal choice for commuters.

The accommodation begins with an inviting entrance hallway featuring attractive Karndean flooring, creating a superb first impression. The flooring continues through to a useful built-in storage cupboard and the convenient ground floor WC. To the front of the property is a generously proportioned lounge, while to the rear, the heart of the home is the large open-plan dining kitchen, offering an excellent space for both family life and entertaining, with French doors opening onto the landscaped rear garden.

To the first floor are four well-proportioned bedrooms, including three doubles. Bedrooms one and two both benefit from their own en-suite shower rooms, with the principal bedroom boasting a particularly luxurious en-suite finished to a high standard. The remaining bedrooms are served by a nicely appointed family bathroom, with every room immaculately decorated in keeping with the home's stylish interior.

Externally, the property continues to impress. The front enjoys a forecourt style garden, while the rear garden has been designed for low-maintenance living, providing an attractive outdoor space to enjoy throughout the year. A carport leads to the single garage, which also benefits from pedestrian access directly into the rear garden for added convenience.

Offering generous accommodation, sumptuous interior design and no onward chain, this is a fantastic opportunity to acquire a beautiful home representing excellent value.

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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#### Disclaimer:

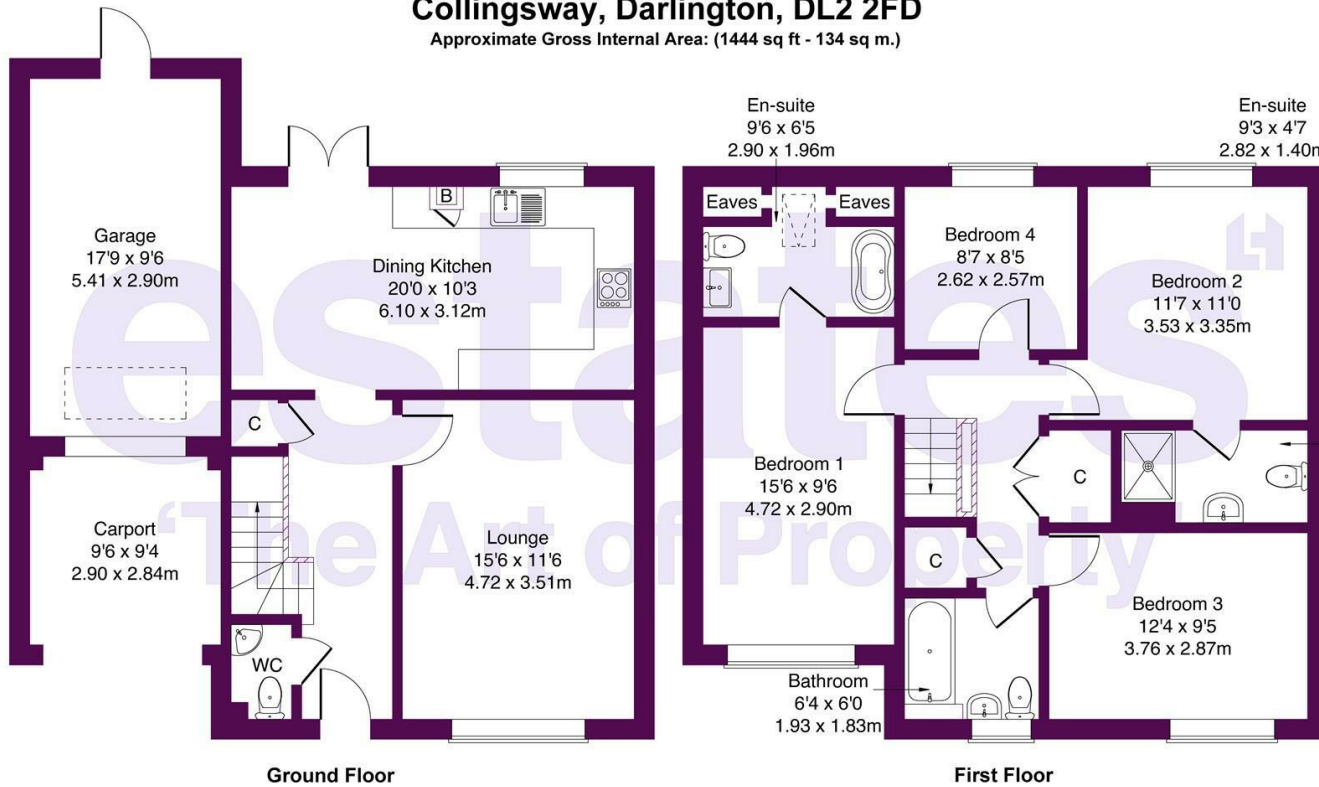
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested 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. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



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**Collingsway, Darlington, DL2 2FD**

Approximate Gross Internal Area: (1444 sq ft - 134 sq m.)



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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	87
(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	