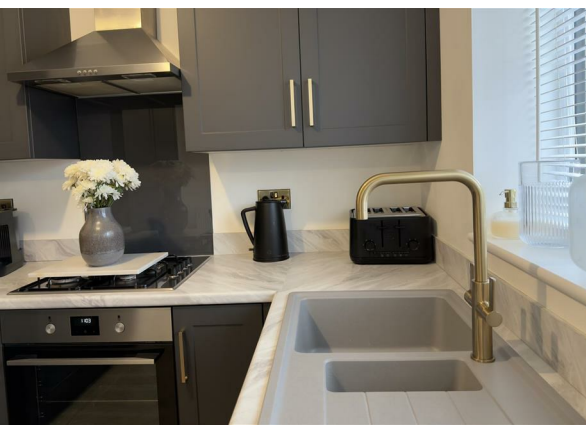


Dewberry Lane, Darlington, DL1 3BP
Offers in the region of £219,995

estates⁴
'The Art of Property'



Dewberry Lane, Darlington, DL1 3BP

Offers in the region of £219,995

Council Tax Band: C

**** OPEN TO OFFERS **** - A beautifully presented three-bedroom semi-detached home, built in 2023 and still benefiting from the remainder of its 10-year NHBC warranty. Finished to an exceptional show-home standard, this stunning property has been further enhanced by the current owners, most notably the addition of luxury flooring to the ground floor, and a superbly landscaped rear garden.

Perfectly positioned on the highly sought-after Coatham Vale development in the desirable Beaumont Hill area of Darlington, this particular plot enjoys the added advantage of not being overlooked to the front, creating an attractive sense of space and privacy.

The delightful accommodation begins with a welcoming entrance porch leading into a generously sized lounge, ideal for relaxation. To the rear is a stylish and contemporary dining kitchen, perfect for both everyday living and entertaining, complemented by a convenient, larger than average, ground floor cloak/WC.

To the first floor are three excellent-sized bedrooms, making the property ideal for families. The principal bedroom benefits from a modern en-suite shower room, while a sleek and contemporary family bathroom serves the remaining bedrooms.

Externally, the property offers parking for two vehicles to the front, along with a garage providing secure parking or additional storage. To the rear, the beautifully landscaped garden provides a delightful outdoor space, thoughtfully designed for enjoyment throughout the seasons.

An outstanding modern home in a prime location,

combining style, comfort and practicality with early viewings highly recommended.

Please note:

Council tax Band - C

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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Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:

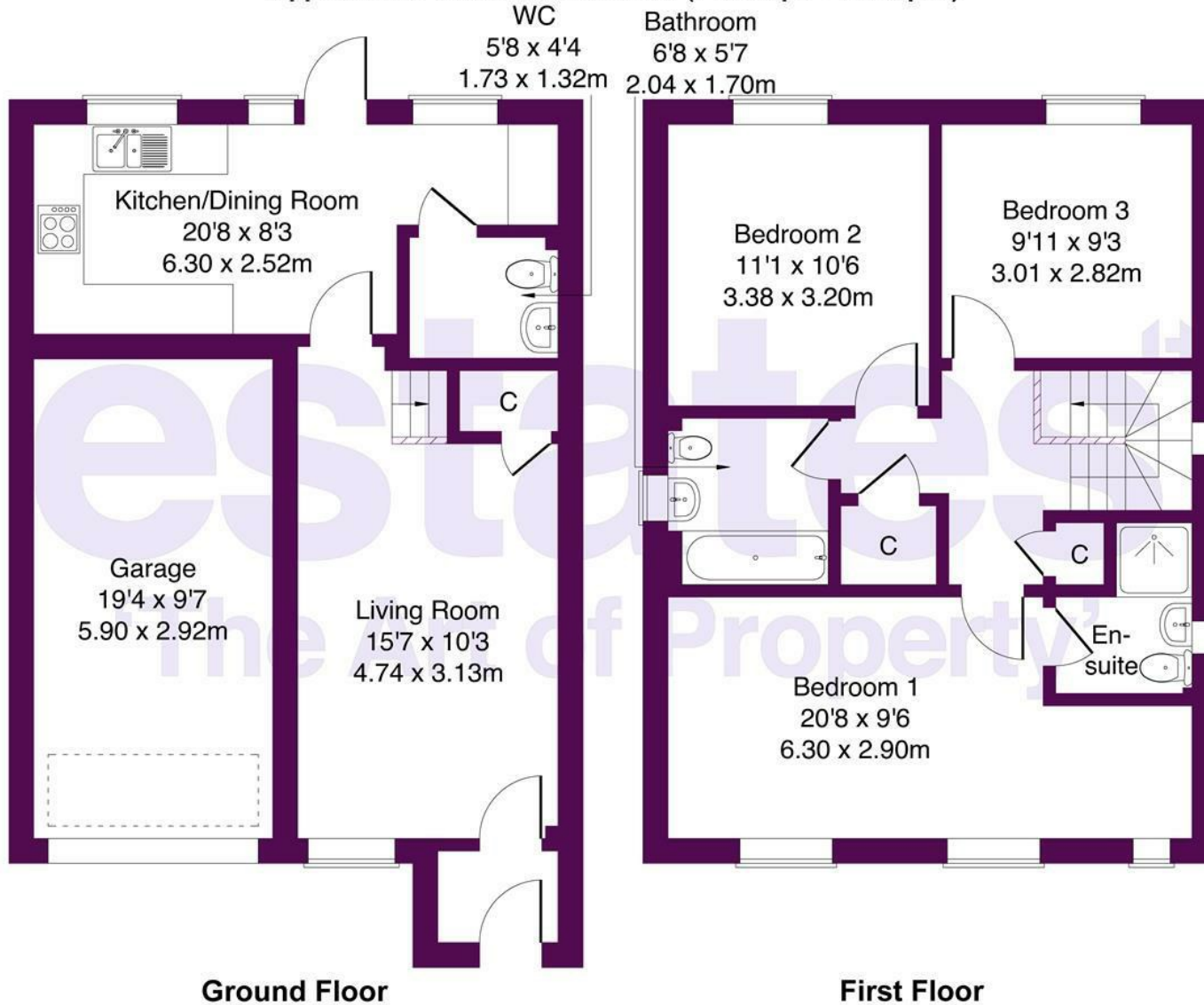
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded

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.



Dewberry Lane, Darlington, DL1 3BP

Approximate Gross Internal Area: (1184 sq ft - 110 sq m.)



Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(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