



**\*\* GOOD SIZED FAMILY HOME \*\*\* MODERN DEVELOPMENT \*\*\* LOVELY REAR GARDEN \*\***  
**\*\* SUN ROOM \*\*\* EN-SUITE TO MASTER BEDROOM \*\***

Robinsons are privileged to bring to the market this beautifully presented five bedroom detached property pleasantly positioned on the sought after Harrowgate Farm development, which lies within easy reach of transport links to both the A1(M) and A66.

The property has been well maintained throughout and has ample storage options. An early viewing is highly recommended to fully appreciate the space on offer and avoid disappointment. The property benefits from gas central heating and has uPVC double glazing throughout.

#### GROUND FLOOR

There is a bright and welcoming entrance hallway that leads to a large family living room with bay window and feature wall mounted gas fireplace, French style doors lead to the dining room which pleasantly flows on the rear sun room. The spacious kitchen/diner has two entrances off the hallway and main dining room, the kitchen has a range of modern units with split level cooking facilities and a built-in microwave with the dining area having French doors to the rear garden. The hallway has the benefit of a downstairs w.c. with modern wall mounted chrome radiator and under stairs storage.

#### FIRST FLOOR

Off the landing there are five good sized bedrooms with three double and two single bedrooms, the master has a built in double wardrobe and an en-suite with shower cubicle and w.c. The family bathroom has a white suite with panelled bath and overhead shower, w.c. and wash hand basin.

**Helston Close, Darlington, DL3 0ZL**  
**5 Bed - House - Detached**  
**Offers Over £255,000**

**ROBINSONS**  
 SALES • LETTINGS • AUCTIONS • SURVEYS

**EXTERNALLY**

To the front there is a garage with up and over door and a paved driveway with enough parking space for three cars. The rear of the property is mainly laid to lawn with a paved and decking area, ideal for those warmer Summer months with the added addition of an outside water tap.

**ENTRANCE HALL**

**GROUND FLOOR W.C.**

**LIVING ROOM**

19x10'7 (5.79mx3.23m)

**DINING ROOM**

10'7x9'2 (3.23mx2.79m)

**SUN ROOM**

10'7x7'7 (3.23mx2.31m)

**KITCHEN/BREAKFAST ROOM**

10'3x8'3 (3.12mx2.51m)

Plus 9'2x6'6

**UTILITY**

8'3x4'10 (2.51mx1.47m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

14'5x10'7 (4.39mx3.23m)

**EN-SUITE**

**BEDROOM TWO**

11'10x10'8 (3.61mx3.25m)

**BEDROOM THREE**

12'10x8'8 (3.91mx2.64m)

**BEDROOM FOUR**

8'10x8'9 (2.69mx2.67m)

**BEDROOM FIVE**

8'10x6'5 (2.69mx1.96m)

**FAMILY BATHROOM/W.C.**

**FRONT ELEVATION**

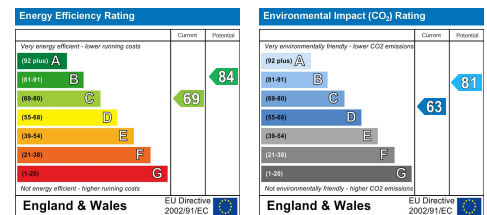
**REAR GARDEN**



**7 Duke Street, Darlington, Durham, DL3 7RX**

**T: 01325 484440**

**E: info@robinsonsdarlington.co.uk**



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.