



\*\* SIGNIFICANTLY EXTENDED \*\* \*\* IMPRESSIVE LINK DETACHED \*\* \*\* HIGHLY SOUGHT AFTER LOCATION \*\*  
\*\* DOUBLE DRIVEWAY \*\* \*\* TWO GARAGES \*\* \*\* NO ONWARD CHAIN \*\*

Robinsons Estate Agents are privileged to bring to the market this significantly extended and beautifully presented three bedroom detached property superbly positioned on Barmpton Lane in the sought after Haughton/Whinfield area of Darlington. This home has been cleverly extended with a great deal of thought and care with generous light and airy rooms ideally tailored to modern living. It is in excellent decorative order throughout and well cared for and maintained.

There is dual driveway access leading to two garages allowing off street parking for multiple vehicles, sealed unit double glazing, gas central heating via a newly installed combi boiler (2018) and an alarm system. There are refurbished high quality kitchen and bathroom facilities and the home is in excellent decorative order throughout. The principal reception room to the front is ideal for entertaining family and friends with a stunning log burning stove, ample space for a table and chairs leading to a useful office/study which could also be used as a playroom. The beautifully appointed kitchen/breakfast room, utility room, ground floor w.c. and conservatory add to what is an exceptional amount of accommodation to the ground floor which must be viewed to be appreciated. The rear garden has been extremely well tended with some new decking laid this year.

Barmpton Lane is a highly sought after area of Darlington which lies within easy reach of local shops, amenities and schooling with convenient transport links to both the A1(M) and A66.

In our opinion one of the garages could lend itself to a ground floor bedroom or sizeable home office (subject to the relevant consent).

**Barmpton Lane, Darlington, DL1 3HB**  
**3 Bed - House - Detached**  
**Offers In The Region Of £220,000**

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## ENTRANCE HALL

## CLOAKROOM/W.C.

## THROUGH LOUNGE/DINER

14'3x12'3 (4.34mx3.73m)

## DINING AREA

9'3x8'8 (2.82mx2.64m)

## OFFICE

12'5x6'8 (3.78mx2.03m)

Plus 4'5x4'

## KITCHEN

9'3x8'9 (2.82mx2.67m)

## UTILITY

7'3x4'4 (2.21mx1.32m)

## CONSERVATORY

10'7x8'6 (3.23mx2.59m)

## FIRST FLOOR LANDING

## BEDROOM

11'9x11'3 (3.58mx3.43m)

## BEDROOM

12'x8'6 (3.66mx2.59m)

## BEDROOM

9'4x7'9 (2.84mx2.36m)

## FAMILY BATHROOM/W.C.

## FRONT EXTERNAL

## REAR GARDEN


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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