



**\*\* DRIVEWAY \*\*\* FOUR BEDROOMS \*\*\* EN-SUITE TO MASTER BEDROOM \*\***

We are delighted to bring to the market this spacious four bedroom DETACHED property pleasantly situated on the popular Ashbrooke development and lies within easy reach of local amenities, local shops and has good transport links to both the A66 and A1(M).

The home benefits from gas central heating via a COMBI boiler, uPVC double glazing, OFF STREET PARKING, four bedrooms and a generous rear garden. In our opinion this home will appeal to a variety of buyers with properties of this nature being considered in high demand and we expect this to be no exception with early viewings recommended to avoid disappointment.

**GROUND FLOOR**

An entrance hallway with stairs to the first floor and under stairs storage cupboard. The lounge is situated to the front with a feature fireplace and bay window, flooding the room with natural light. The open plan kitchen/diner is a great size totalling 29' in length ideal for entertaining family and friends and is fitted with a modern range of base and wall units, stainless steel sink unit, oven, gas hob and overhead extractor, spotlights throughout and a door leading to the garage and patio doors leading to the rear garden. There is also a useful utility area and w.c.

**FIRST FLOOR**

The landing leads to four bedrooms, the master of particular size with fitted wardrobes and an en-suite equipped with a shower, wash hand basin and w. The family bathroom is well equipped with a white panelled bath and overhead shower, wash hand basin and w.c.

**EXTERNALLY**

To the front there is a driveway allowing for off street parking and side pedestrian access to the rear garden which is considered low maintenance and is ideal for relaxing during those warmer summer months.

**Hamilton Drive, Darlington, DL1 3TS**  
**4 Bed - House - Detached**  
**Offers In The Region Of £250,000**

**ROBINSONS**  
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Hamilton Drive, Darlington, DL1 3TS

**ENTRANCE HALL**

**LOUNGE**

13'11x11'7 (4.24mx3.53m)

**KITCHEN/DINER**

29'9x19'5 (9.07mx5.92m)

**GROUND FLOOR W.C.**

**UTILITY ROOM**

**FIRST FLOOR LANDING**

**BEDROOM**

12'x12' (3.66mx3.66m)

**EN-SUITE**

**BEDROOM**

9'11x9'8 (3.02mx2.95m)

**BEDROOM**

9'8x8'4 (2.95mx2.54m)

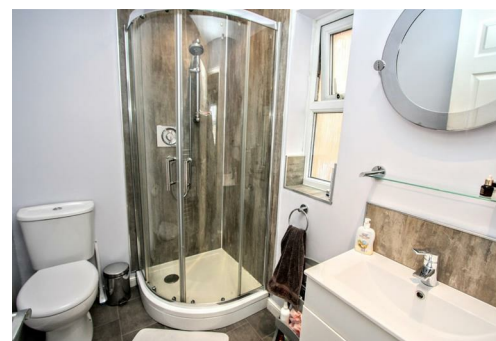
**BEDROOM**

11'1x9'8 (3.38mx2.95m)

**BATHROOM/W.C.**

**REAR GARDEN**

**FRONT EXTERNAL**



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A	B	C	A	B	C
(81-91)	(61-80)	(51-60)	(81-91)	(61-80)	(51-60)
D	E	F	D	E	F
(35-40)	(25-34)	(15-24)	(35-40)	(25-34)	(15-24)
G			G		
(1-10)			(1-10)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		