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Merrybent,

Darlington, DL2 2LE

Offers in the region of £750,000

House - Detached
4 Bedroom/s
3 Bathroom/s

Welcome to this stunning detached home located in the picturesque linear village of Merrybent, just outside of the West End of Darlington. This charming, modernised property boasts 3 reception rooms, 4 bedrooms, and 3 bathrooms/shower rooms, offering ample space for comfortable living. As you step into this beautiful home, you are greeted by a sense of character and history, with period features adding to its unique charm. The property's large garden is a true gem, perfect for relaxing in the sunshine or hosting gatherings with friends and family. One of the highlights of this property is the breath-taking countryside views. For those who work from home, the home office located at the bottom of the garden provides a peaceful and productive space away from the main house. Whether you're looking to focus on work or indulge in a hobby, this separate office area offers versatility, comfort and convenience. In addition to the home office, this property also features a garage and plenty of parking. Don't miss this opportunity to own this stunning home in Merrybent, where countryside living meets modern comfort. Book a viewing today and experience the unique charm and potential that this period home has to offer.





- STUNNING DETACHED HOME
- OFF STREET PARKING AND GARAGE
- HIGHLY IMPRESSIVE KITCHEN

- LARGE REAR GARDEN
- HOME OFFICE AT THE BOTTOM OF THE GARDEN
- RENOVATED BATHROOM/SHOWER ROOMS

GENERAL INFORMATION:

Tenure: Freehold
Services: Oil central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding F)

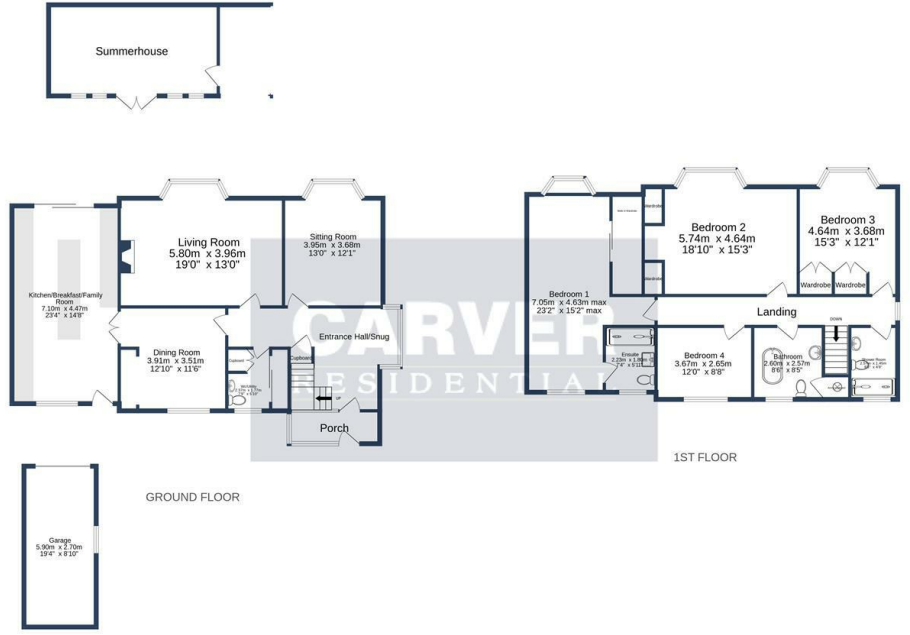








Energy Efficiency Rating		Current	Potential
Minimum energy efficient standard			
Rating A	92-100		
Rating B	81-91		
Rating C	69-80		
Rating D	55-68		
Rating E	49-54		
Rating F	39-48		
Rating G	1-38		
Minimum energy efficient standard			
England & Wales		EU Directive	2002/91/EC



MERRYBENT, DARLINGTON, DL2 2LE.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



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MAB 6202



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