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Waterside  
Darlington, DL3 9AF  
**Price £375,000**

Bungalow - Dormer  
Detached  
3 Bedroom/s  
2 Bathroom/s

Welcome to this charming DETACHED property situated in a well-regarded west end location, this modern dormer detached bungalow offers a perfect blend of comfort and style.

As you step into the property, you are greeted by a large welcoming hallway that leads to two spacious reception rooms, ideal for entertaining guests or simply relaxing with your family. The refitted kitchen/breakfast room is fitted with a host of integrated appliances and is perfect for whipping up delicious meals, and the handy utility room adds to the convenience of daily living.

This delightful DETACHED PROPERTY boasts three double bedrooms, providing ample space for a growing family or visiting guests. The property also has the benefit of two bathrooms/WC.

To the front you will find a double-width driveway allowing off road parking for several vehicles. leading to a garage with an electric door, offering both parking space and secure storage. The mature established gardens surrounding the property provide a tranquil setting to enjoy the outdoors.

Don't miss the opportunity to make this deceptively spacious property your new home. With its modern amenities, convenient layout, and desirable location, this bungalow is sure to capture your heart.





- SMALL EXCLUSIVE CUL-DE-SAC
- WALKING DISTANCE TO COCKERTON VILLAGE
- DECEPTIVELY SPACIOUS
- REFITTED QUALITY KITCHEN
- THIS HOME OFFERS FLEXIBLE LIVING SPACE

- WEST END LOCATION
- WELL PLACED FOR MOWDEN SHOPPING FACILITIES
- TWO RECEPTION ROOMS
- DOUBLE WIDTH DRIVEWAY AND GARAGE
- SUITED TO A VARIETY OF BUYERS

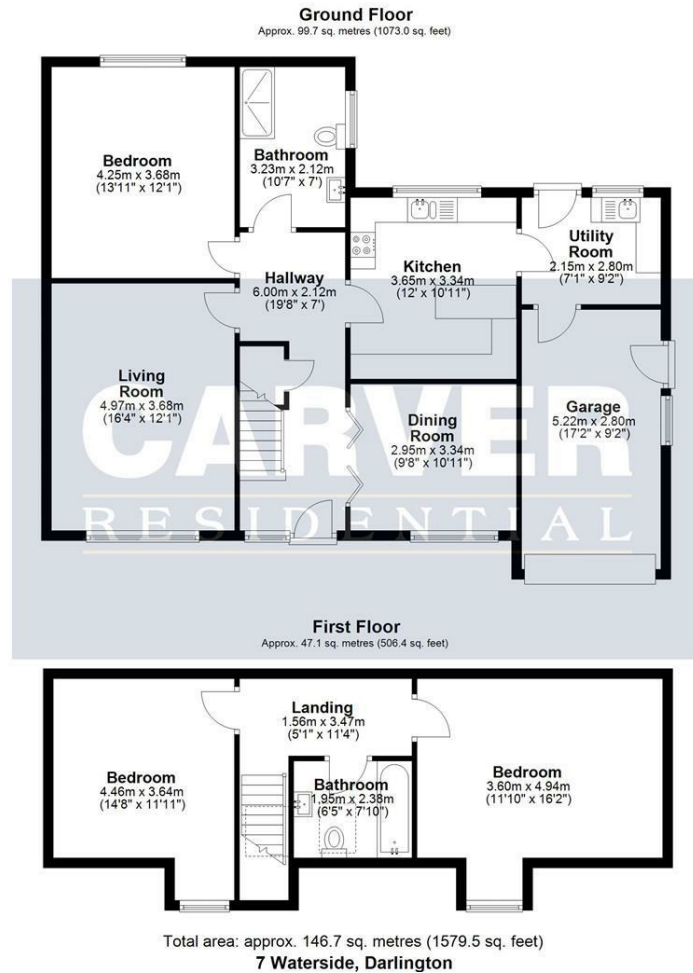
**GENERAL INFORMATION**

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

PVC Double glazing

Local Authority: Darlington (Tax Banding E)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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MAB 6202



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