



Tucked away within this highly desirable location within High Grange, situated on a sizeable plot having extensive driveway, allowing off road parking for several vehicles to the front, This FOUR bedrooomed DETACHED home is ideally suited to the family buyer, offering impressive spacious rooms, internal viewing will reveal entrance porch, ground floor cloaks/WC, a handy study room two good sized reception rooms, a fully double glazed conservatory, large fitted kitchen with cooking appliances, handy utility. To the first floor is a landing area four good sized bedrooms master having built in wardrobes and en-suite/WC, also having family bathroom/WC.

On approaching the property is an extensive DRIVEWAY, allowing off road parking for several vehicles, together with single garage having power and lighting plus, electric vehicle charger and remote electric garage door, also having side gated access to enclosed WEST FACING rear garden, perfect for all the family to enjoy the summer sunshine.





- POPULAR DEVELOPMENT
- LARGE FAMILY HOME
- CLOAKS/WC
- LARGE FITTED KITCHEN
- SOLAR PANELS

- CUL-DE-SAC LOCATION
- GROUND FLOOR STUDY ROOM
- CONSERVATORY TO THE REAR
- FOUR DOUBLE BEDROOMS
- EXTENSIVE DRIVEWAY

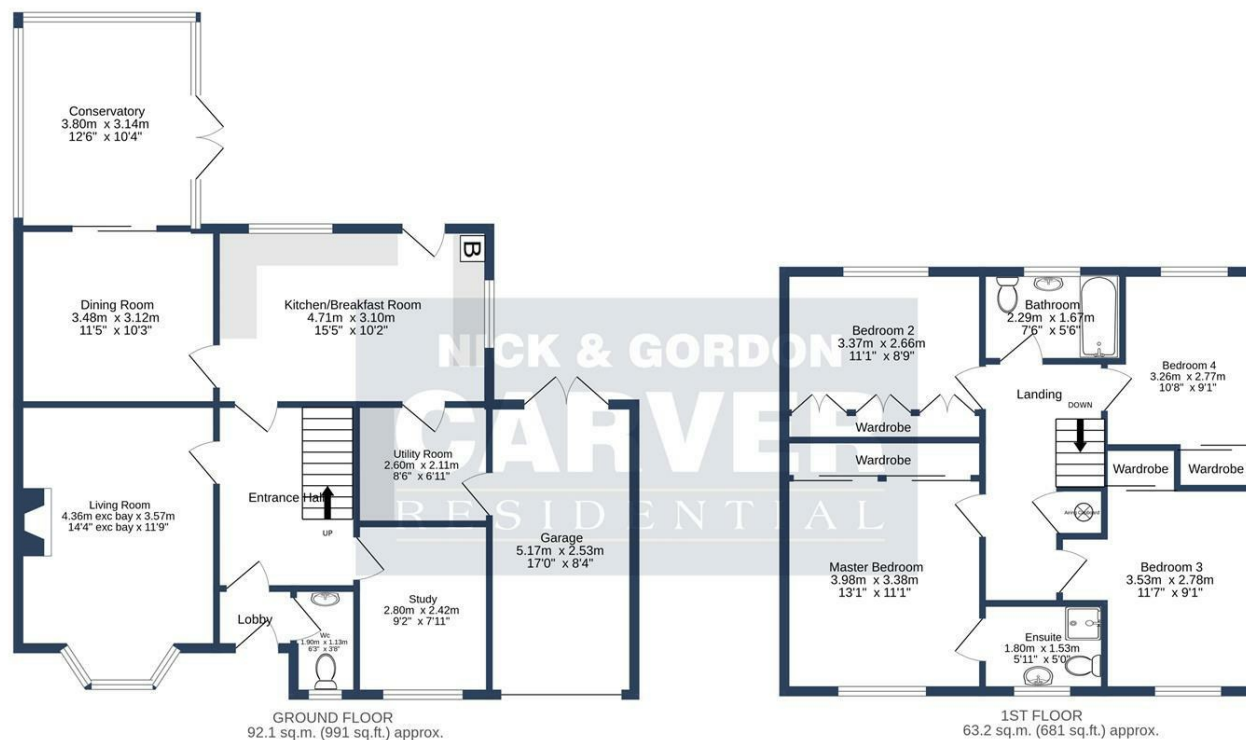
GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing also having solar panels

Local Authority: Darlington Borough Council (Tax Banding E)



AMBERLEY GROVE, DARLINGTON. DL3 0GG.

TOTAL FLOOR AREA: 155.3 sq.m. (1672 sq.ft.) approx.

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

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