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Brompton Walk  
Darlington, DL3 8RT  
**Price £360,000**

House - Detached  
3 Bedroom/s  
2 Bathroom/s

Nestled in the desirable area of Brompton Walk, Darlington, this stunning detached home has been thoughtfully extended and upgraded, ensuring that no expense has been spared in its improvement. As you step through the welcoming hallway, you are greeted by a sense of warmth and sophistication that permeates the entire property.

The ground floor boasts three well-appointed reception rooms, including a spacious living room featuring a charming gas fired log burner, perfect for cosy evenings. The impressive open-plan kitchen/dining area/family room is a true highlight, equipped with quality appliances that will delight any culinary enthusiast. Additionally, a convenient study with fitted furniture as well as a utility room off the family room and ground floor cloakroom/WC/shower enhance the practicality of this exquisite home.

Venturing to the first floor, you will find three generously sized double bedrooms, all with fitted furniture, each offering ample space and comfort. The fabulous family bathroom/WC is designed with modern living in mind, providing a serene space for relaxation.

Externally, the property is surrounded by mature, established landscaped gardens with fireplace, Travatine paving, decking, small water feature and extensive lighting, perfect for outdoor entertaining. A driveway and garage provide ample parking and storage solutions.





- STUNNING EXTENDED HOME
- GREATLY IMPROVED THROUGHOUT
- WALKING DISTANCE TO WELL REGARDED SCHOOLS
- IMPRESSIVE OPEN PLAN KITCHEN/DINER/ FAMILY ROOM
- INTERNAL VIEWING IS THE ONLY WAY TO APPRECIATE THIS SUPERB HOME.
- DECEPTIVELY SPACIOUS
- LOCATED WITHIN THE VIBRANT WEST END
- LANDSCAPED GARDEN
- FULLY FITTED HOME OFFICE

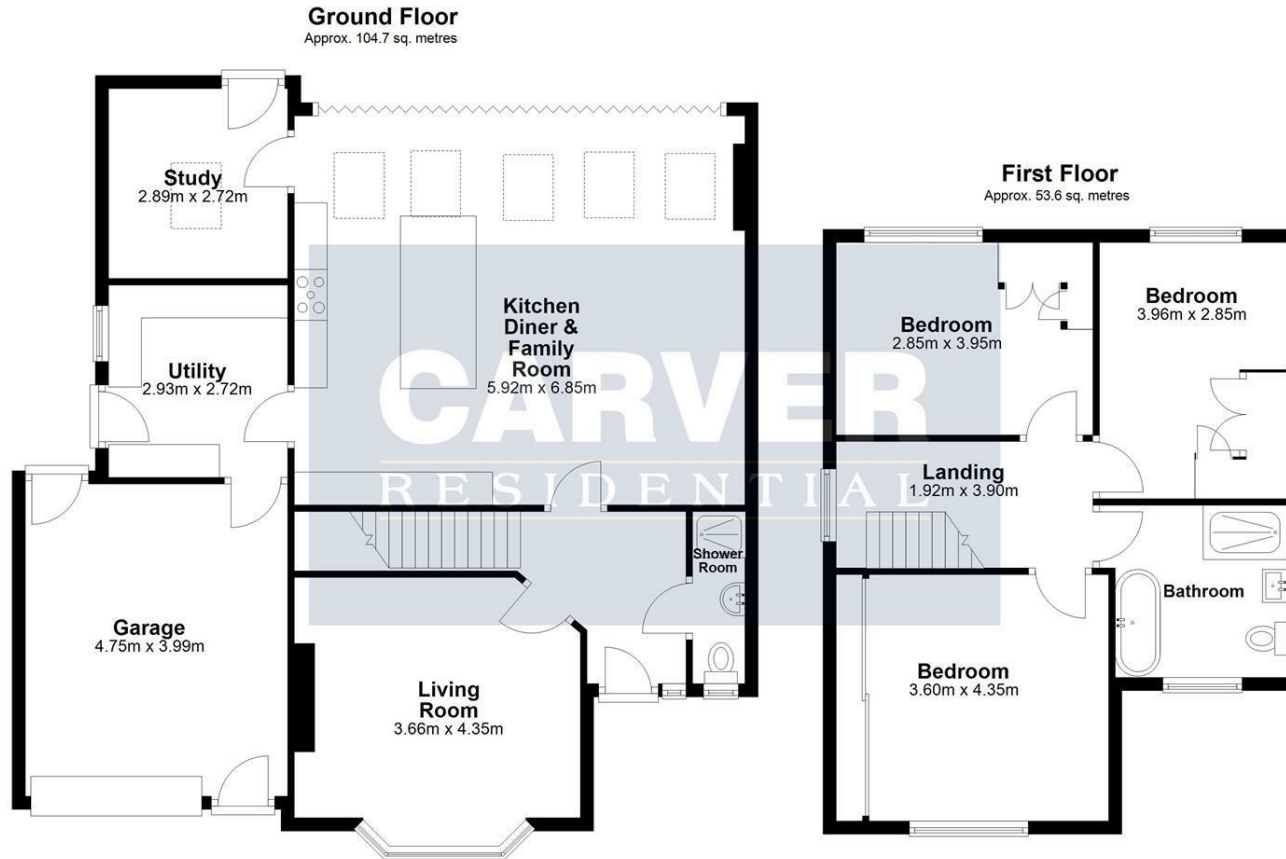
**GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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	

Total area: approx. 158.3 sq. metres  
**22 Brompton Walk, Darlington**

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