



10 KNIGHTSBRIDGE AVENUE, DARLINGTON, DL1 3HJ

£250,000

Occupying an exceptionally private position within a small cul-de-sac in the ever-popular Barmpton Lane area of Darlington, this individually designed detached residence offers a rare opportunity to acquire a home of considerable appeal and potential. Conveniently located for local shops, schools and everyday amenities, the property also benefits from excellent transport links to Darlington town centre, the A1(M) and the A66.

Offered to the market with no onward chain, this unique self-build home sits well back from the road and enjoys an enviable degree of privacy, approached via a private driveway which provides extensive off-street parking and access to a detached garage.

The well-proportioned accommodation is both versatile and spacious, briefly comprising a welcoming lounge, separate dining room opening through to the kitchen, three generous double bedrooms and a family bathroom/WC. The layout offers excellent scope for modernisation and reconfiguration to suit a variety of lifestyles.

Externally, the property stands within mature wrap around gardens which have been designed for ease of maintenance whilst still providing attractive outdoor space. The substantial plot



ENTRANCE PORCH
6'7 x 6'6 (2.01m x 1.98m)

LOUNGE
17'7 x 13'04 (5.36m x 4.06m)

DINING ROOM
12'04 x 8'6 (3.76m x 2.59m)

KITCHEN
12'06 x 9'11 (3.81m x 3.02m)

BEDROOM
12'03 x 10'06 (3.73m x 3.20m)

BEDROOM
12'2 x 10'05 (3.71m x 3.18m)

BEDROOM
12'05 x 11'04 (3.78m x 3.45m)

BATHROOM
8'5 x 6'10 (2.57m x 2.08m)

GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	77
(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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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