

WEAVING LANE

DARLINGTON

LOVE PROPERTY.♥

LOVE THE JOURNEY



Welcome home...

Welcome home to this beautifully presented contemporary family property, set within a smart new development in Darlington. Perfectly located for easy access to the A66 and A1, it's also close to local shops, schools, and everyday amenities; ideal for modern life.

Tucked away on a quiet, well-kept estate, the setting suits first-time buyers, busy professionals, and young families looking for a calm neighbourhood with excellent connectivity.

Step through the front door and you're welcomed by a spacious hallway that immediately sets the tone; stylish, light, and undeniably modern. Elegant wall panelling flows seamlessly up the staircase and continues onto the landing, creating a cohesive, high-end feel throughout. Practical touches are thoughtfully included too, with a generous under-stairs cupboard to neatly store coats, shoes, and the daily essentials, alongside a convenient downstairs WC, which is a real bonus for family living.

To the right of the entrance, the kitchen is a standout space. Modern and beautifully finished, it offers an impressive range of cabinetry and storage, complemented by integrated appliances including a dishwasher and fridge freezer. Bright and airy, with a front-facing window overlooking the street, it's a welcoming room whether you're grabbing a quick coffee or cooking for friends and family.







And relax...

Step through to the lounge and you'll find a wonderfully generous, versatile living space that truly forms the heart of the home. With plenty of room for a large sofa arrangement as well as a family dining table, this is a space that easily adapts to whatever life throws at it, from quiet evenings in to lively get-togethers with friends.

It's an inviting room with a lovely sense of openness, perfect for everyday living. Picture cosy winter nights with the lights low and a film on, the kind of space where everyone naturally gathers. Then in the warmer months, the French doors transform the feel entirely, thrown open to let the garden breeze in, they blur the line between indoors and out, making the room feel even larger and ideal for summer entertaining or relaxed weekend mornings.

The current owners have styled the lounge in a fresh contemporary way, full of warmth, colour, and personality. It's a vibrant, uplifting setting that feels instantly welcoming, with a layout that makes hosting effortless. Whether you're enjoying a fun family games night, having friends over for dinner, or simply putting your feet up after a long day, this room provides the comfort and flexibility to do it all and to do it beautifully.



Up to bed...

Head upstairs via the beautifully panelled staircase, a striking feature in its own right; and you'll find the bedrooms thoughtfully arranged across the upper two floors.

At the top of the house, the main bedroom suite offers a wonderful retreat. Generously proportioned and filled with natural light, this impressive room enjoys dual-aspect windows, creating a bright, airy atmosphere throughout the day. There's ample space for a king-size bed and additional bedroom furniture, making it as practical as it is comfortable. The en-suite bathroom adds that extra touch of convenience and privacy, allowing the space to function as a true principal suite. Set on the uppermost floor, it feels calm and tucked away, the perfect place to unwind at the end of the day, with a real sense of separation from the bustle of family life below.



Back on the middle floor, you'll find three further bedrooms, offering excellent flexibility for growing families, guests, or those working from home. Two are comfortable double rooms: one positioned to the front of the property, and the other to the rear overlooking the garden; a peaceful outlook that's ideal for a restful night's sleep. The third bedroom is a well-sized single, also enjoying a rear garden view. This room is perfectly suited as a nursery, child's bedroom, or a smart home office; a real bonus for anyone wanting dedicated workspace away from the main living areas.

Each of the bedrooms has been kept in a neutral palette, providing a fresh, blank canvas ready for a new owner to add their own style. Whether you're imagining soft, calming tones, bold feature walls, or tailored spaces for children and guests, the layout and finish make it easy to settle in and start making the home your own from day one.







Step outside...

The rear garden is a lovely extension of the home well balanced, easy to maintain, and designed for real day-to-day enjoyment. Part patio and part lawn, it offers the best of both worlds: a dedicated spot for outdoor dining and lounging, alongside a grassy area perfect for children to play, pets to roam, or keen gardeners to add their own touch of colour and personality.

The patio creates a natural entertaining place, ideal for a morning coffee in the sun or relaxed evenings outdoors. The lawn beyond provides a soft, open space that feels both private and practical, with plenty of scope to personalise, whether that's introducing raised beds, planters, or a little play area. The garden is fully fenced and enhanced with faux green screening, giving an extra layer of privacy and a smart, leafy outlook all year round. It's the kind of space made for easy summer living: invite friends over, fire up the barbecue, and let the evening drift on in comfort.

A real added bonus is the direct access to the garage and private parking. The garden leads neatly to the rear gate, allowing you to step straight through from the car into the house, perfect for bringing in shopping, managing family life on the go, or simply enjoying that extra everyday convenience.

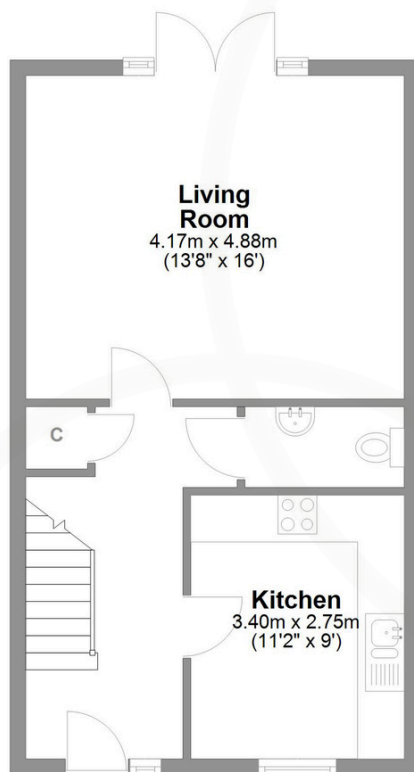


Finer Details

Postcode: DL1 1NY
Freehold
Council Tax Band: B
Heating: Gas central

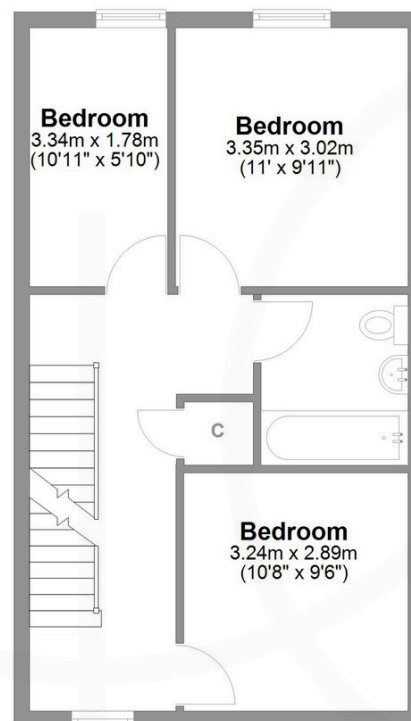
Weaving Lane Darlington

Total area: approx. 111.1 sq. metres (1196.2 sq. feet)



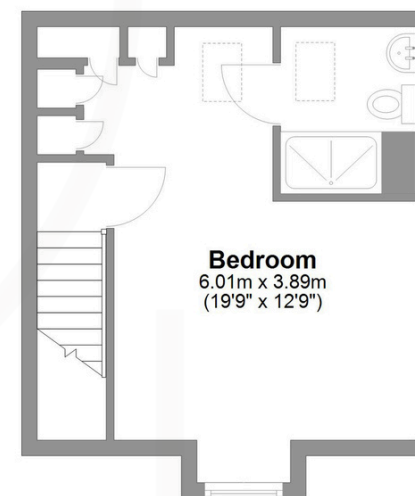
Ground Floor

Approx. 43.0 sq. metres (462.5 sq. feet)



First Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



Second Floor

Approx. 24.6 sq. metres (264.8 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd