

Larkspur Court, Etherley Dene, DL14 0TW
6 Bed - House - Detached
£300,000

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Larkspur Court
Etherley Dene, DL14 0TW

Welcome to Larkspur Court in the charming area of Etherley Dene! This stunning detached house, built in 1998, offers a perfect blend of modernity and comfort, making it an ideal family home.

As you step inside, you are greeted by three spacious reception rooms that are perfect for entertaining guests or simply relaxing with your loved ones. The property boasts six generously sized bedrooms, providing ample space for the whole family to unwind and recharge, whether you fancy a cosy reading nook or a home office, the possibilities are endless.

With three modern bathrooms, convenience is key in this home. No more waiting in line during the morning rush! The large corner plot offers plenty of outdoor space for children to play or for you to enjoy a spot of gardening on a sunny day.

With a total of six spacious bedrooms, this property ensures that everyone has their own sanctuary to retreat to at the end of the day. The layout is perfect for a growing family or for those who love to have guests over.

The accommodation briefly comprises: Entrance Hall, Lounge/Family Room, Living Room, Study/Snug/Playroom, Breakfasting Kitchen and WC to the ground floor whilst to the first floor there are six good sized bedrooms and two family bathrooms. The master bedroom also has an en suite and fitted wardrobes to three of the bedrooms. Externally to the front there is a lawned garden with double width driveway whilst to the rear there is a large fence enclosed garden which is mainly laid to lawn with paved patios and electricity for a hot tub.

Don't miss out on the opportunity to make this house your home. Its prime location, ample space, and modern amenities make it a rare find in the market. Book a viewing today and envision the endless possibilities that this property holds for you and your family.































GROUND FLOOR

Entrance Hall

Lounge/Dining/Family Room
24'5" x 12'1" (7.45 x 3.70)

Living Room
14'9" x 8'2" plus bay (4.50 x 2.50 plus bay)

Snug/Study/Playroom
11'1" x 9'3" 17 (3.38m x 2.82m 5.18m)

Breakfasting Klitchen
15'1" x 9'8" (4.62 x 2.95)

WC

FIRST FLOOR

Landing

Bedroom 1
16'2" x 9'6" (4.93 x 2.91)

Ensuite

Bedroom 2
12'2" x 8'3" (3.73 x 2.54)

Bedroom 3
12'1" x 9'6" (3.70 x 2.91)

Bedroom 4
12'1" x 7'8" (3.70 x 2.34)

Bedroom 5
8'5" x 8'3" (2.57 x 2.54)

Bedroom 6
8'3" x 8'2" (2.54 x 2.50)

Bathroom
8'3" x 7'9" (2.54 x 2.38)

Shower Room
7'6" (2.29)

EXTERNAL

Garage
16'2" x 8'0" (4.95 x 2.45)

AGENTS NOTES
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broadband: Basic 9Mbps, Superfast 71Mbps,
Mobile Signal/Coverage: Average - Good
Tenure: Freehold
Council Tax: County Council, Band E (£2971 Min)
Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or authorities. Robinsons cannot accept liability for any information provided.



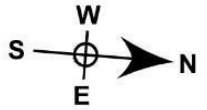


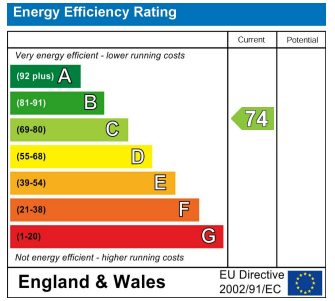


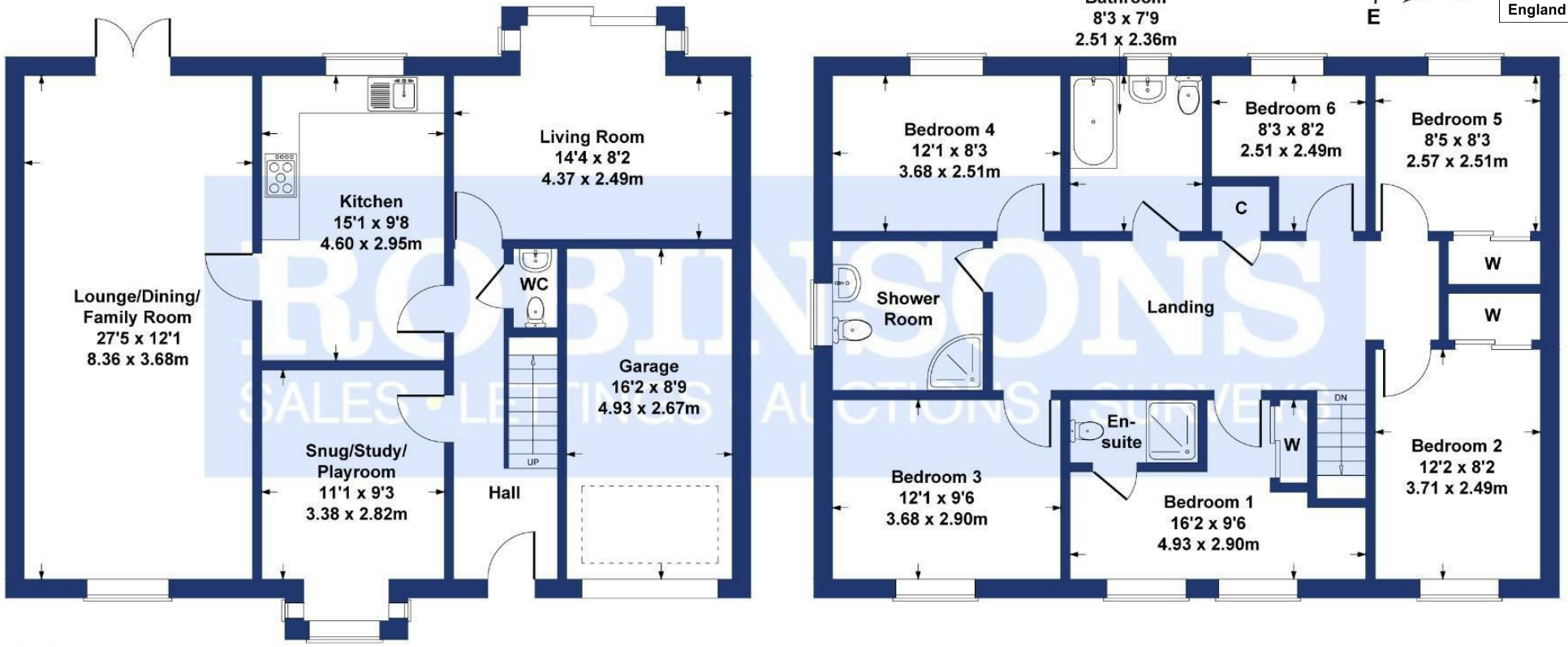


Larkspur Court

Approximate Gross Internal Area
2030 sq ft - 189 sq m







GROUND FLOOR **FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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