

RED PLAINS | 118 DARLINGTON ROAD | HARTBURN | CLEVELAND | TS18 5EZ

£745,000

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RED PLAINS

FINE & COUNTRY
Homes from Robinsons

RED PLAINS, 118 DARLINGTON ROAD, HARTBURN TS18 5EZ

A stunning example of a 1930's detached house occupying a fabulous site in this established residential area on the outskirts of Stockton. 'Red Plains' lies on Darlington Road where there are many quality detached houses and we believe this to be one of the finest. No expense has been spared to the interior, creating what is now a fabulous family home.

The property occupies a large site having a block paved 'in/out' double drive surrounding a central lawn with two Victorian style Coach Lamps. There is a beautifully stocked south-facing rear garden. It has been extended over the years with a conservatory and large drawing room. The kitchen/breakfast room has been re-fitted with a range of quality units and integrated appliances. To the first floor, the master bedroom has a luxury en suite bathroom/w.c. and the family bathroom/w.c. has a Jacuzzi bath. To compliment the high standard of fixtures and fittings an impressive programme of decoration has been carried out by the present occupier. Gas central heating (radiators) has been installed, windows are double glazed and there is a good sized attached double garage with electrically operated up and over doors.

This is most definitely one of the finest homes currently on the market in this particular area and viewing is highly recommended to avoid disappointment. The Hartburn area has excellent for access to the A66 dual carriageway to Middlesbrough and Darlington. The A19 north/south routeway is approximately 10 minutes drive giving good access to both Newcastle to the north and York, Harrogate and Leeds to the south. The A1(M) motorway gives good accessibility and is approximately 10-15 minutes drive. Durham Tees Valley International Airport is close at hand from where many parts of Europe can now be reached. The Main East Coast Railway Line can be found at Darlington providing direct access into London, Kings Cross in 2½ hours.

In brief the accommodation comprises: Reception hall, ground floor cloakroom/w.c., lounge, dining room, study, kitchen/breakfast room, utility, drawing room and conservatory, to the first floor there are four bedrooms (master with en suite bathroom/w.c. and dressing room/additional bedroom), family bathroom/w.c., a further bedroom to the second floor, beautifully maintained and stocked gardens to front and rear, hard standing area for several vehicles to the front and an attached double garage.

RECEPTION HALL:

With a marbled mosaic floor, central heating radiator and cover, corniced ceiling, an attractive open plan staircase with spindle balustrade.

GROUND FLOOR CLOAKROOM/W.C.:

With a ceramic tiled floor, low level w.c., pedestal wash handbasin, double glazed window, roller blind, part-tiled walls, wall light and understairs storage.

LOUNGE: 13'11x22'11 (4.22m x 6.71m)

Situated to rear having two central heating radiators with covers, two wall lights, a glorious double glazed bay window, French door out onto rear garden, an attractive fireplace with cast inset and slate hearth, real flame gas fire and two TV points.

DINING ROOM: 9'10x17' (3m x 5.18m)

Situated to front with a double glazed leaded-style window, double central heating radiator and corniced ceiling.

STUDY: 9'11x10' (3.02m x 3.05m)

Situated to front with a double glazed leaded-style window, central heating radiator.





KITCHEN/BREAKFAST ROOM: 12'11x25 (3.94m x 7.62m)

Situated to rear with a sink unit, double glazed window, a good range of quality wall and floor units with laminate top work surfaces, split-level cooking facilities comprising electric hob, oven and cooker hood, ceramic tiled floor, integrated dishwasher, two fridges, breakfast bar and central heating radiator with cover. (All Neff Appliances)

UTILITY: 7'7x6'6 (2.31m x 1.98m)

Situated to rear with plumbing for automatic washer and a ceramic tiled floor leading to Double garage.

DRAWING ROOM: 25'11x17'6 (7.90m x 5.31m)

A large and impressive room to the rear of the property overlooking the south-facing garden. There are four attractive arched windows which are double glazed and a double glazed arched back door, two double central heating radiators, attractive fireplace with marble inset and hearth, real flame gas fire and corniced ceiling.

CONSERVATORY: 19'6x17'0 (5.18m x 4.47m)

Situated to rear with double glazed windows, French doors out to rear garden and ceramic tiled floor.

FIRST FLOOR LANDING:

The turning staircase passes two stair windows and leads to a galleried landing with a central heating radiator.

PRINCIPAL BEDROOM SUITE: 13'11x15'2 (4.24m x 4.62m)

Comprising Bedroom one situated to rear with a broad semi circular bay window, corniced ceiling, two central heating radiators and telephone point.

EN SUITE BATHROOM/W.C.:

Situated to rear with a white Villeroy Boch suite with Matki shower, fully tiled with Azuvi Italian tiles, double central heating radiator, corniced ceiling, fitted wardrobes and double glazed window.

DRESSING AREA: (This was previously an additional bedroom)

With fitted wardrobes, cupboards and double glazed windows.

BEDROOM2: 10'10x12'11 (3.30m x 3.94m)

Situated to rear with a double central heating radiator, corniced ceiling, fitted wardrobes and a double glazed window.

BEDROOM3: 9'1x12'2 (2.77m x 3.71m)

Situated at front with a central heating radiator and double glazed leaded-style window.

BEDROOM4: 22'10x21'6 (6.88m x 6.55m)

Situated at front a large bedroom suitable as a teenager's room or studio flat, with a central heating radiator, double glazed leaded-style window, velux roof light and includes an en suite shower room.

EN SUITE SHOWER ROOM/W.C.:

With separate shower cubicle, pedestal wash handbasin, low level w.c. and part-tiled walls.

FAMILY BATHROOM:

With a Villeroy and Boch suite, genuine jacuzzi corner bath, separate walk in shower and Azuvi Italian porcelain tiled floor and walls.

SECOND FLOOR:

BEDROOM5: 11'7x18'6 (3.53m x 5.64m)

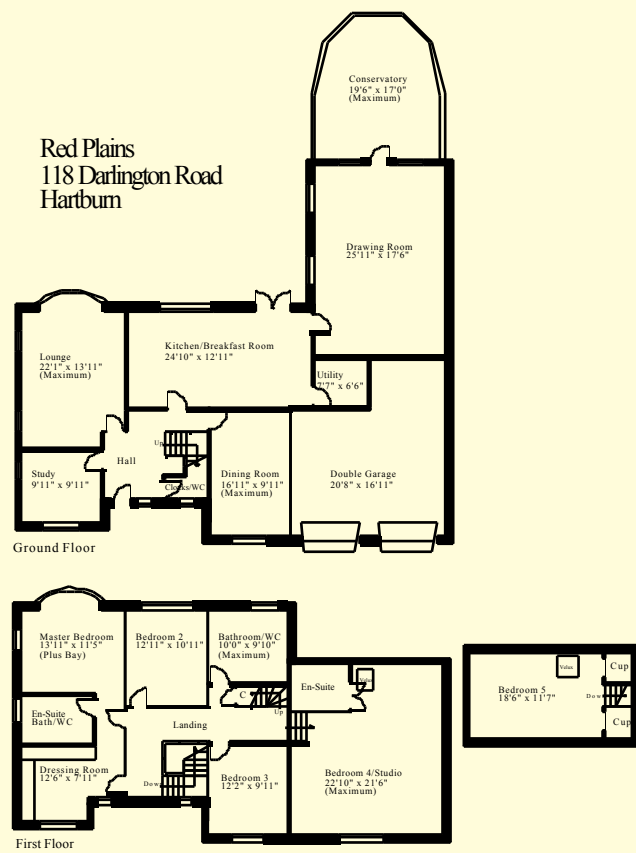
With pine-clad ceiling and fitted cupboards.

OUTSIDE:

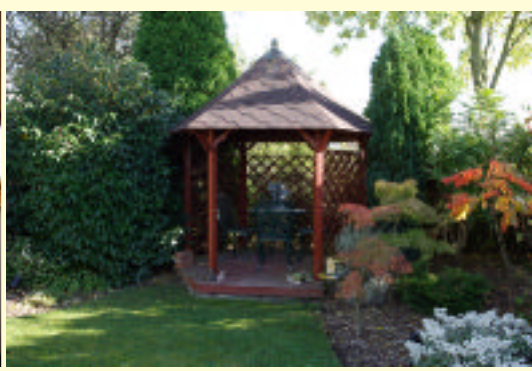
The property stands on a choice site having a very large front garden with an in/out driveway where there is more than ample space for a number of vehicles to be parked. There is also good access to an attached double garage with electrically operated up and over doors, light, power and containing a gas boiler (providing central heating and domestic hot water).

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Red Plains
118 Darlington Road
Hartburn



Gross internal area = Approx 4022 Sq Ft/ 373 Sq M
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller, his Agent nor G A Slade Associates
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