

Coniscliffe Road, Darlington, DL3 8PL  
Offers in excess of £550,000

**estates<sup>4</sup>**  
'The Art of Property'



# Coniscliffe Road, Darlington, DL3 8PL

## Offers in excess of £550,000

### Council Tax Band: F

**\*\* VURV Estates \*\* The Art of Property -**

**Announce this spectacular family home \* Don't miss out \* Large scale residence \* Circa 3466 sqft \* Sumptuous interior design \* Double garage & basement \* Generous garden \* Extremely rare opportunity \***

Standing proud, this stylish Five Bedroom, Three reception plus Sun room, boasts an elegant look that combines traditional period styling with contemporary detailing while retaining the style and grandeur of a Victorian home. It commands a fantastic presence on its corner position in the heart of prestigious West End of Darlington on the corner of Elton Parade and Coniscliffe Road, conveniently within easy reach of the town centre and links to the A1(M) & A66. Well regarded schooling can be found within walking distance including Abbey Infants & Juniors, Carmel College Secondary School, Hummersknott Academy & Queen Elizabeth Sixth Form College.

In addition to its aesthetics this home is as practical to live in as impressive to look at and ideal for modern day living. Emanating luxury internally it has been significantly improved and meticulously cared for and maintained by the present owners with little regard for cost. Quintessentially English enjoying high ceilings, period coving, skirtings, timber work feature fireplaces. Plenty of light from the sliding sash windows with the front ground floor displaying ornate plantation shutters. Just a few charming features of this superior home. Properties of this nature and location are rare and in high demand and we certainly anticipate this to be no exception with early viewings highly recommended at your earliest opportunity to appreciate the size, versatility, and architectural features on offer.

#### Ground floor

Wonderfully welcoming entrance hallway giving a fabulous first impression on arrival with open spinal balustrade leading to the first floor and ground floor cloak/wc. Right off the hallway there are two large reception rooms, the principal reception to the front currently used as a sitting room, second reception to the rear, used as a lounge/family room with bifold doors to the garden. Separate dining room left off the hallway perfect for entertaining guests, nicely adjoining the beautifully appointed kitchen with breakfast island featuring an undercounter oven and traditional AGA for the budding Mary Berries. Through the kitchen is a useful utility area and delightful sunroom opening to the garden perfect for alfresco dining. A door from the sunroom also leads to the basement offering huge potential, currently used for storage.

#### First floor

Light and airy landing. Five, well-dressed double bedrooms. All bedrooms are in excellent decorative order, the principal bedroom of particular interest with ample fitted wardrobes and ensuite shower room. The Fifth bedroom has a generous built-in cupboard housing the 'Combi' boiler. The luxurious family bathroom adds

to what is, an exceptional amount of internal accommodation.

#### Externally

Commanding a corner plot with spectacular curb appeal on this prominent position in the prestigious West End of Darlington. Beautifully tended gardens to front and rear with separate driveway to the rear leading to a large double garage which is alarmed, perfect for a mechanical or DIY enthusiast featuring an electric roller door.

#### Please note:

Overall 3466 sqft is to be considered as a guide only which includes basement and garage.

Council tax Band - F

Tenure - Freehold

EPC rating - D

VURV Estates 'The Art of Property'

Selling homes in Darlington & surrounding with forward thinking Estate Agency.

#### Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. Total sqft to be considered a guide only and includes garage and basement.

#### Principal elevation

#### Entrance Hallway

#### Cloak/w.c

#### Sitting Room

21'8" x 13'11" (6.61 x 4.25)

#### Lounge/family room

19'8" x 18'0" (6.01 x 5.49)

#### Dining room

14'11" x 13'7" (4.57 x 4.15)

#### Kitchen/Breakfast room

14'11" x 12'6" (4.57 x 3.83)

#### Sun Room

15'7" x 7'3" (4.76 x 2.21)

#### Utility Area

7'3" x 5'10" (2.21 x 1.80)

#### Basement

21'5" x 13'3" (6.53 x 4.06)

#### First floor landing

#### Principal Bedroom

16'0" x 13'10" (4.88 x 4.22)

#### Ensuite

#### Second Bedroom

14'11" x 13'8" (4.57 x 4.17)

#### Third Bedroom

14'11" x 12'9" (4.57 x 3.90)

#### Fourth Bedroom

18'2" x 10'1" (5.56 x 3.08)

#### Fifth Bedroom

9'3" x 14'6" (max) (2.84 x 4.44 (max))

#### Family Bathroom

8'11" x 7'2" (2.72 x 2.19)

#### Rear Garden

#### Double Garage

19'6" x 19'1" (5.95 x 5.83)

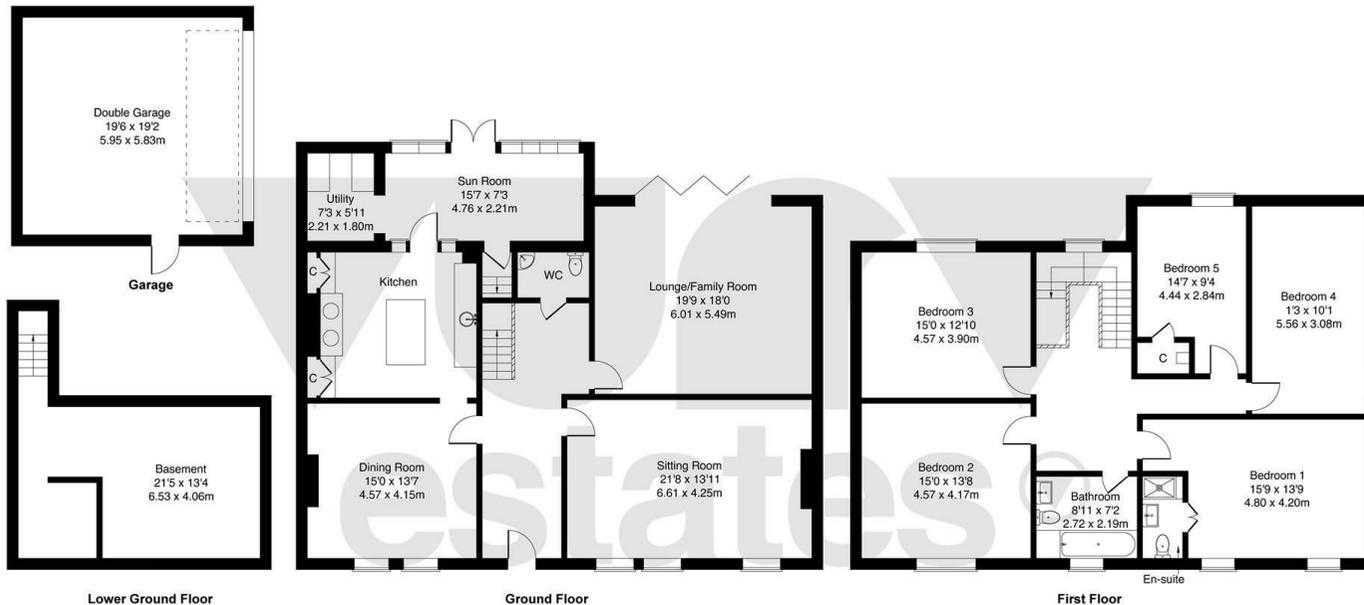


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## 198 Coniscliffe Road, Darlington

Approximate Gross Internal Area: (3466 sq ft - 322 sq m.)



Not to Scale. Produced by The Plan Portal 2024  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>63</b>	
(55-68) <b>D</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	