

Staindrop Crescent, Darlington, DL3 9AQ  
Offers in excess of £300,000



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Council Tax Band: C

**\*\* VURV Estates \*\* The Art of Property - present this impressive property enjoying substantial accommodation over three floors \* Ideal family home \* Prestigious West End \* Catchment for well-regarded schooling \* ground floor extension \* Stunning principal bedroom to the second floor \***

This home commands an elevated site which enjoys a great deal of privacy to the rear garden. Properties of this nature and location are considered in high demand and we anticipate this to be no exception with viewings strongly recommended at your earliest opportunity.

Welcome to Staindrop Crescent, Darlington - a charming location that could be the perfect setting for your new home! This delightful property boasts 4 spacious bedrooms, offering ample space for a growing family or those who love to have guests over. Situated in a peaceful neighbourhood, this house provides a tranquil retreat from the hustle and bustle of everyday life.

The property itself is a classic British house, exuding character and warmth. With its traditional charm and modern amenities, it strikes the perfect balance between comfort and style. The 4 bedrooms are versatile spaces that can be transformed to suit your needs - whether you fancy a cozy home office or a serene reading nook.

Staindrop Crescent is a sought-after address in Darlington, known for its friendly community and convenient location. You'll find a range of amenities nearby, including shops, schools, and parks, making it a practical choice for families. The area is well-connected by public transport, ensuring easy access to the rest of the town and beyond.

If you're looking for a house that feels like a home from the moment you step inside, this property on Staindrop Crescent is sure to capture your heart. Don't miss out on the opportunity to make this charming abode your own - schedule a viewing today.

## Internal ground floor

Entrance hallway with exposed wood flooring and cupboard housing the Combi boiler which was installed in 2021. Ground floor WC. Two main reception rooms enjoying sumptuous interior design, the lounge to the front with attractive period fireplace and open aspect to a dining room. To the rear of the ground floor is a large L-shaped kitchen breakfast room, the heart of many homes, fabulous to entertain both family and friends. The extension has a delightful, vaulted glass ceiling flooding the room with natural light. The kitchen has a great range of units and integrated appliances include gas hob, extractor hood and undercounter fridge, freezer, dishwasher. There is a breakfast island and bifold doors bringing the outside in, lovely for alfresco dining.

## First floor

Landing with stairs to the second floor. Bedrooms two, three and four, consist of two doubles and a single, the fourth bedroom with eye catching Mural artwork. The family bathroom, considered a good size both a bath and separate shower cubicle.

## Second floor

An impressive principal bedroom with views over the rear garden, en-suite shower room, and twin dressing areas.

## Externally to the rear

Fantastic privacy aspect as not directly overlooked to the rear which is so often sought but not often found. Southeast with its orientation, split level with various patio areas, such a great place to relax and unwind during those warmer months. There is also a useful garage accessible from the driveway with timber door access, currently split into two sections.

## Please note:

Council Tax: Band C  
Tenure - Freehold  
EPC - 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.

## Principal elevation

## Entrance hallway

## Ground floor w.c

## Lounge

11'5" x 11'1" (3.48 x 3.40)

## Dining room

11'8" x 11'1" (3.56 x 3.40)

## Kitchen

18'8" x 18'0" (5.71 x 5.49)

## First floor landing

## Second bedroom

11'1" x 10'3" (3.38 x 3.14)

## Third bedroom

11'8" x 10'3" (3.56 x 3.14)

## Fourth bedroom

8'11" x 7'1" (2.72 x 2.16)

## Family bathroom

7'8" x 7'1" (2.36 x 2.18)

## Second floor landing

## Principal bedroom

12'8" x 11'11" (3.87 x 3.64)

## En-suite

## Dressing area one

7'1" x 5'5" (2.17 x 1.66)

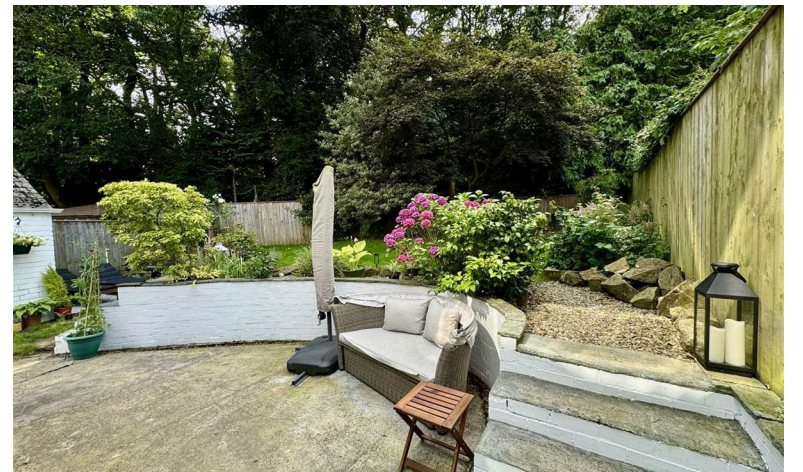
## Dressing area two

7'10" x 7'1" (2.39 x 2.17)

## Rear garden

## Garage

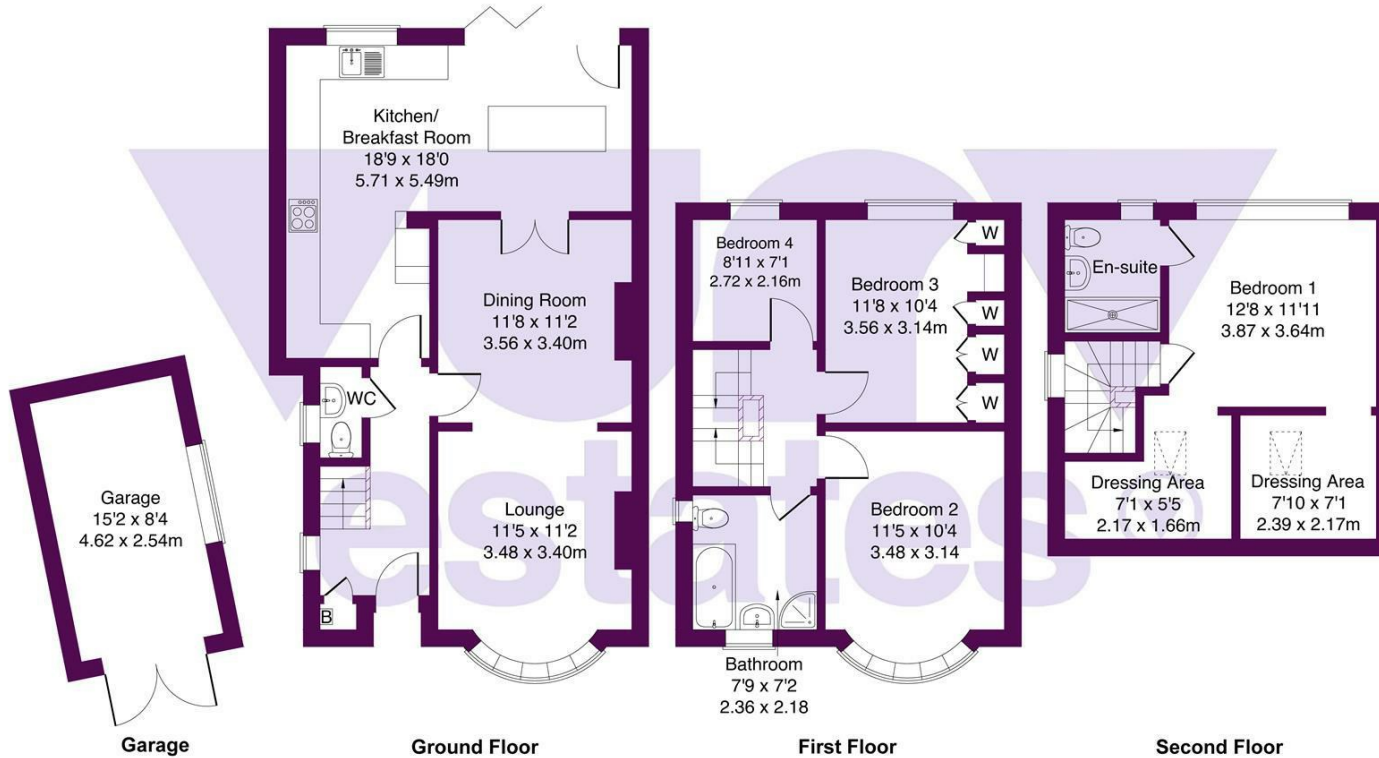
15'1" x 8'3" (4.62 x 2.54)





## Staindrop Crescent, Darlington, DL3 9AQ

Approximate Gross Internal Area: (1528 sq ft - 142 sq m.)



Not to Scale. Produced by The Plan Portal 2024  
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65 Duke Street  
Darlington  
County Durham  
DL3 7SD  
01325 804850

sales@vurvstates.co.uk  
<https://www.vurv.online/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC