

Pennine Close, Darlington, DL3 9YA
Offers in the region of £500,000



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Council Tax Band: F

**** VURV Estates ** The Art of Property, are delighted to announce this truly stunning, large scale family home with detached double garage. Meticulously improved and significantly extended with a double storey side extension plus rear garden room extension, circa 2700 sq ft (inc garage) * Five bedrooms * Two en-suite plus family bathroom * Three reception rooms plus large kitchen/diner/family room * This is an opportunity not to be missed ***

Tucked away in the corner of this peaceful cul-de-sac in the prestigious West End of Darlington where properties are considered in high demand, and we certainly anticipate this to be no exception. This 'hidden gem' has fabulous curb appeal, sumptuous interior design, and quality fixtures and fittings throughout.

Externally to the front

Sweeping block paved driveway allowing generous parking to the detached double garage ideal for a mechanical or DIY enthusiast. Two electric up & over doors, lighting, and power. Useful external water tap.

Ground floor

Light and airy entrance hallway giving a fabulous first impression. Two excellent sized reception rooms to the front and large open plan kitchen diner to the rear perfect to maximise on family time, opening to the garden room extension. The stunning kitchen fitted in 2020 with a generous range of modern units and quartz work surfaces continuing to the breakfast island, as well as a full range of integrated appliances. Off the kitchen diner, the utility room and ground floor WC add to what is an exceptional amount of accommodation to the ground floor. The utility room enjoys further matching units, quartz work surfaces and houses the Baxi 600 gas boiler.

First floor

Landing with hatch allowing loft access and linen cupboard. Five Generous bedrooms, four doubles and a good size single. Contemporary family bathroom featuring both a bath and shower cubicle. Two main bedrooms both feature an en-suite, the master of particular interest featuring an en-suite bath/shower room.

Externally to the rear

Dual pedestrian side access to the manicured & improved, yet manageable rear garden, a perfect place to relax and entertain during those warmer months. It features an outside power point and enjoys a

nice degree of privacy which is so often sought but not often found.

Please note:

Council tax Band - F

Tenure - Freehold

EPC - C

Overall sq ft to be considered a guide only

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

Reception hallway

Lounge

15'3" (max) x 18'11" (max) (4.65 (max) x 5.79 (max))

Sitting room

14'5" x 16'9" (4.40 x 5.13)

Kitchen/dining/family room

26'9" x 14'0" (8.17 x 4.27)

Garden room

15'1" x 9'2" (4.60 x 2.80)

Utility room/cloak.wc

6'9" x 13'11" (2.06 x 4.25)

First floor landing

Principal bedroom

14'5" x 12'11" (4.40 x 3.94)

En-suite

10'10" x 7'5" (3.32 x 2.27)

Second bedroom

13'7" (narrowing to 10'5") x 11'10" (4.15 (narrowing to 3.20) x 3.61)

En-suite

11'9" x 3'8" (3.59 x 1.13)

Third bedroom

18'6" x 9'8" (5.66 x 2.95)

Fourth bedroom

14'5" x 9'9" (4.41 x 2.99)

Fifth bedroom

7'9" x 9'3" (2.37 x 2.82)

Family bathroom

9'0" x 5'6" (2.76 x 1.70)

Front garden

Rear garden

Detached double garage

19'0" x 18'5" (5.81 x 5.63)





Pennine Way, Darlington

Approximate Gross Internal Area: (2713 sq ft - 252 sq m.)



Garage

Ground Floor

First Floor

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)	A		84
(81-91)	B	74	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	