



"Elton Parade", arguably one of Darlington most prestigious address's and this stunning Georgian-style detached house certainly fits the bill. Built in 2014, this home offers modern convenience but with classic elegance. With five spacious bedrooms and three well-appointed bathrooms and a downstairs W/C, this property is ideal for families seeking both comfort and style.

As you enter, you are greeted by three inviting reception rooms, each designed to cater to various needs, whether it be entertaining guests or enjoying quiet family time. The lounge, thoughtfully equipped as a cinema room, boasts a state-of-the-art 7.1 Cambridge Audio surround system, ensuring an immersive viewing experience. The kitchen and lounge areas, featuring hidden ceiling speakers, easily controlled via a dedicated app.

This home is not just about aesthetics; it is also a marvel of modern technology. With underfloor heating in the main living areas and each room throughout the home is fitted with network-enabled data ports and CAT 5 cabling, making it ideal for those who work from home or simply enjoy the benefits of a connected lifestyle for the entire family. The upstairs garage office is also equipped and provides a quiet retreat for productivity.

Set within a secure gated development with automated entry, this property offers peace of mind with access limited to just three properties. The double garage provides ample storage, while additional parking for up to four vehicles along with 2 electric car charger points, ensures convenience for family and guests alike.

Step outside to discover the West facing Sun drenched private rear garden, complete with an undercover pagoda, perfect for alfresco dining or simply relaxing with a wine or two in the serene surroundings. This exceptional property truly embodies modern living in a desirable location, making it a must-see for discerning buyers.



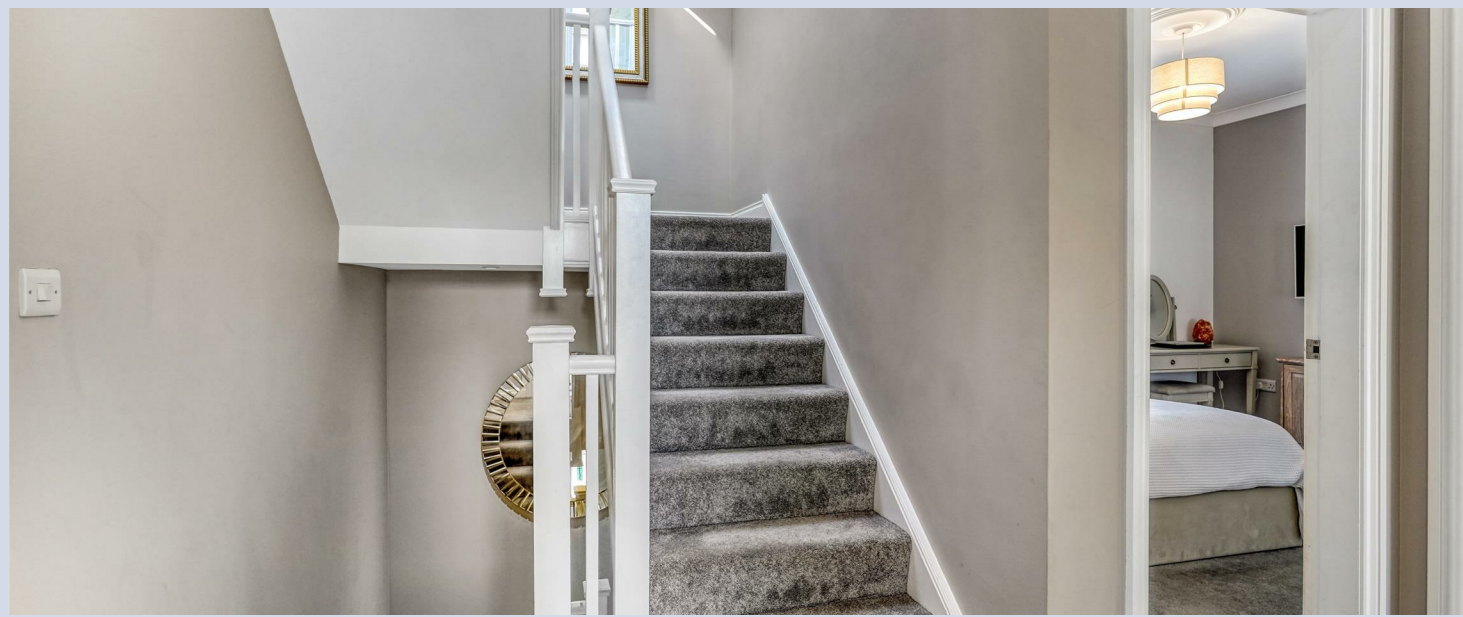
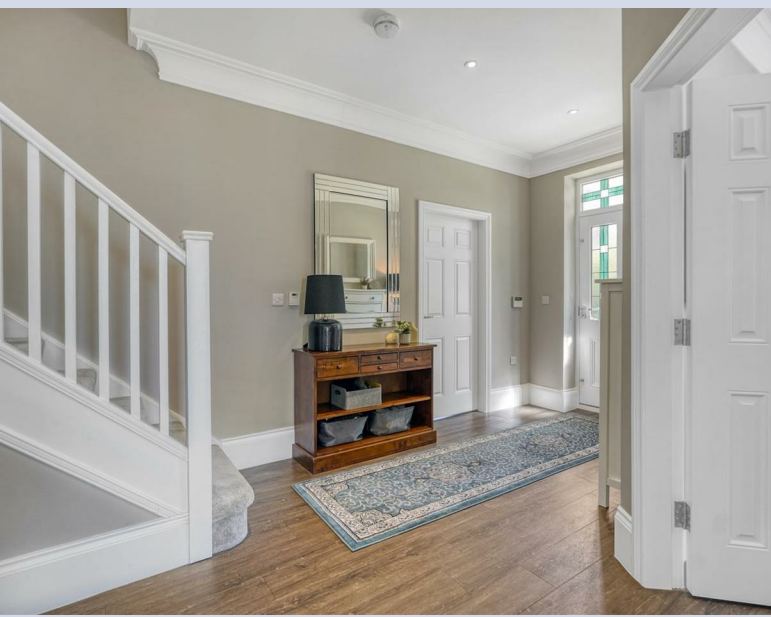


- Substantial Georgian Style family home
- Network enabled property, Data in every room, running from Patch cabinet
- Lounge and kitchen fitted with concealed speaker system
- Beautiful Private rear garden
- Safe and secure gated development
- Lounge room doubles as Cinema with 7.1 Cambridge Audio surround system
- 5 Bedroom, 3 Bathroom, 2 Reception rooms and a Kitchen /diner
- Large Double garage with upstairs, ideal office space.

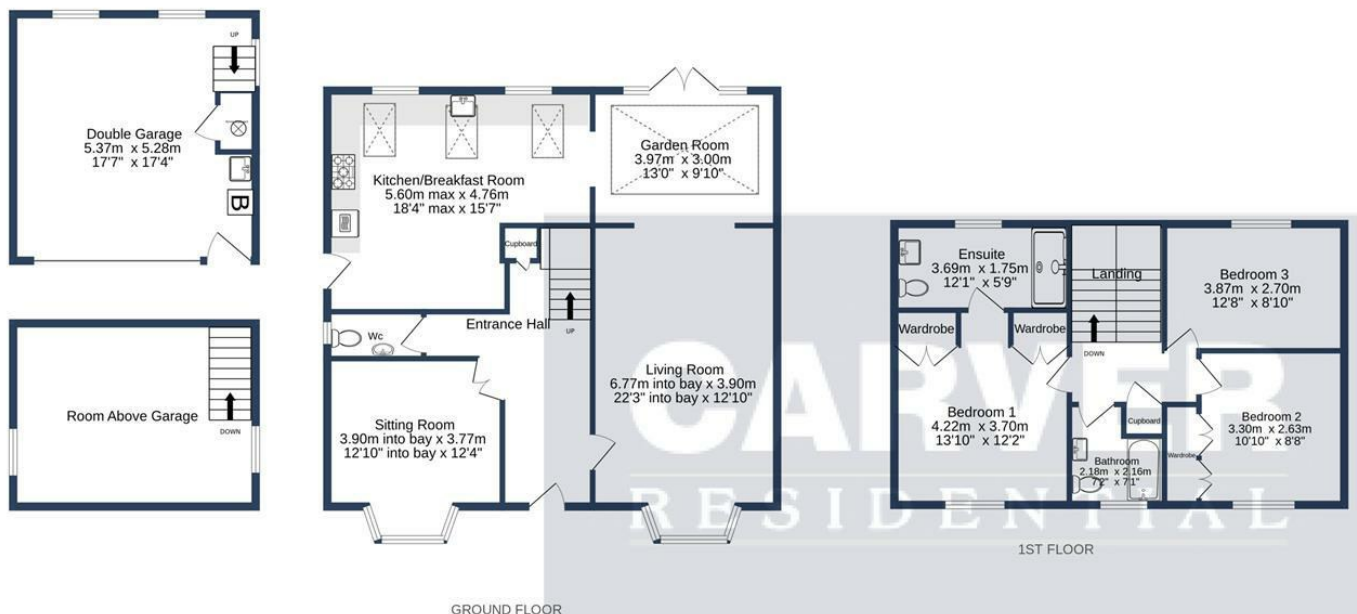
GENERAL INFORMATION:
 Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage. Solar for heating. Automated Electric Gates to 3 properties.
 Double glazing
 Local Authority: Darlington Borough Council (Tax Banding G)











Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

ELTON PARADE, DARLINGTON. DL3 8PJ.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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