



**\*\* GRADE II LISTED \*\* \*\* HEART OF THE WEST END \*\* \*\* COMPETITIVELY PRICED \*\***  
**\*\* LUXURY FAMILY HOME \*\***

St Clare's Abbey originally built 1867 has been thoughtfully and imaginatively developed to allow this truly impressive development considered one of the most exclusive places to reside in Darlington.

This gated community lies in the prestigious West End of Darlington, where properties continue to be in high demand and we anticipate this to be no exception. With viewings strongly recommended at your earliest opportunity to appreciate this spectacular home.

Quintessentially English with beautiful period features enjoying great historical interest and character, whilst today it is very much a home for the 21st century. Both the scale of the house and the proportions of the rooms themselves, make this property an ideal family home with scope for flexible living to meet a range of needs.

Please Note: Council tax band G. Freehold basis.

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

**St. Clare's Court, Darlington, DL3 8EN**

**7 Bed - House**

**Offers Over £625,000**

**EPC Rating:**

**Council Tax Band: G**

**Tenure: Leasehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# St. Clare's Court, Darlington, DL3 8EN



Brought to the market with NO ONWARD CHAIN it boasts an elegant look that combines traditional period styling with contemporary detailing and with outstanding accommodation over three floors, this seven bedroom residence has been designed with architectural flare and sumptuous interior design. There are two courtyard gardens to be enjoyed during those warmer months and designated parking for four vehicles. Gas central heating via two Baxi boilers.

Please note this home had been advertised at £680,000 by a previous Estate Agent. Due to the owner being an expatriate (expat) the house has been lowered significantly to secure a quick sale.

## GROUND FLOOR

Light and airy welcoming reception hallway giving a fabulous first impression. Truly impressive oversized lounge, dining and kitchen the heart of the residence, perfect to maximise on family time. A luxurious high-quality kitchen installed by the present owner with little regard for cost featuring solid wood units, double breakfast island and integrated appliances. Delightful sunroom, small inner hall opening to a ground floor w.c. and useful utility room.

## FIRST FLOOR

Four good size bedrooms, the master of particular interest impeccably presented with a dressing room and en-suite shower room. Separate shower room, family bathroom and boiler room, add to what is an exceptional amount of space to this floor.

## SECOND FLOOR

The quality continues as you ascend to the top floor where you are met with three further bedrooms, including bedroom two featuring a lovely dressing area and en-suite shower room.

## EXTERNALLY

This highly prestigious development lies just off Carmel Road North in the sought-after West End of Darlington, which lies within walking distance of well regarded primary and secondary schooling. With secure gated entry, there is a great deal of privacy, which is so often sought but, not often bound. Well tended grounds with fabulous curb appeal. This particular property features parking for four vehicles. Great to enjoy and relax during those warmer months is an enclosed courtyard considered low maintenance and a private garden which is mainly laid to lawn.

## RECEPTION HALLWAY

## LOUNGE

## KITCHEN

## SUN ROOM

## INNER HALL

## GROUND FLOOR W.C.

## UTILITY ROOM

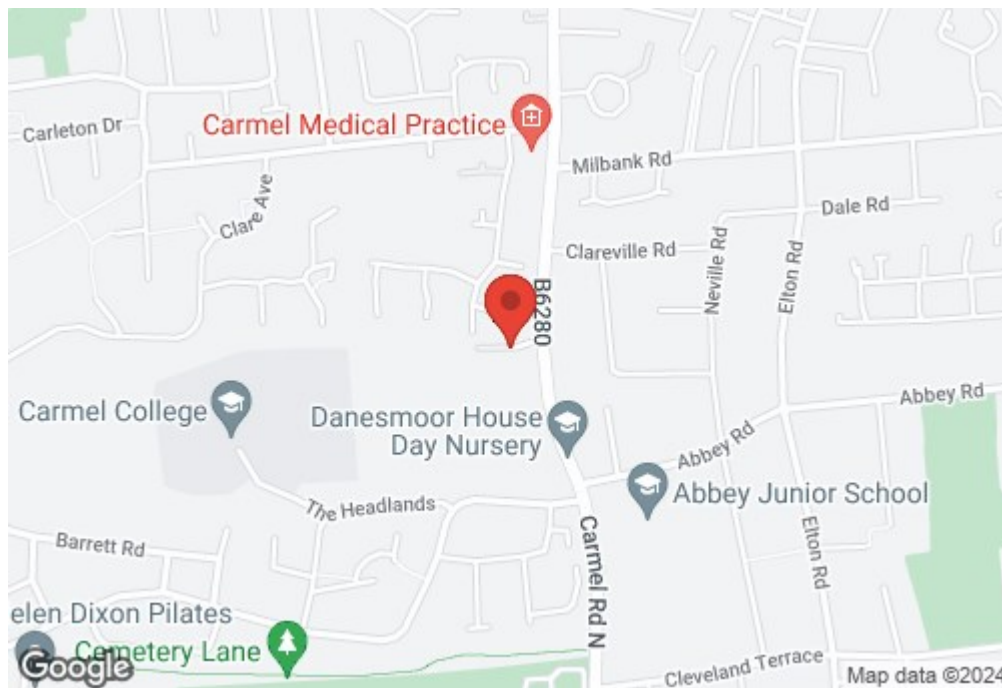
## FIRST FLOOR



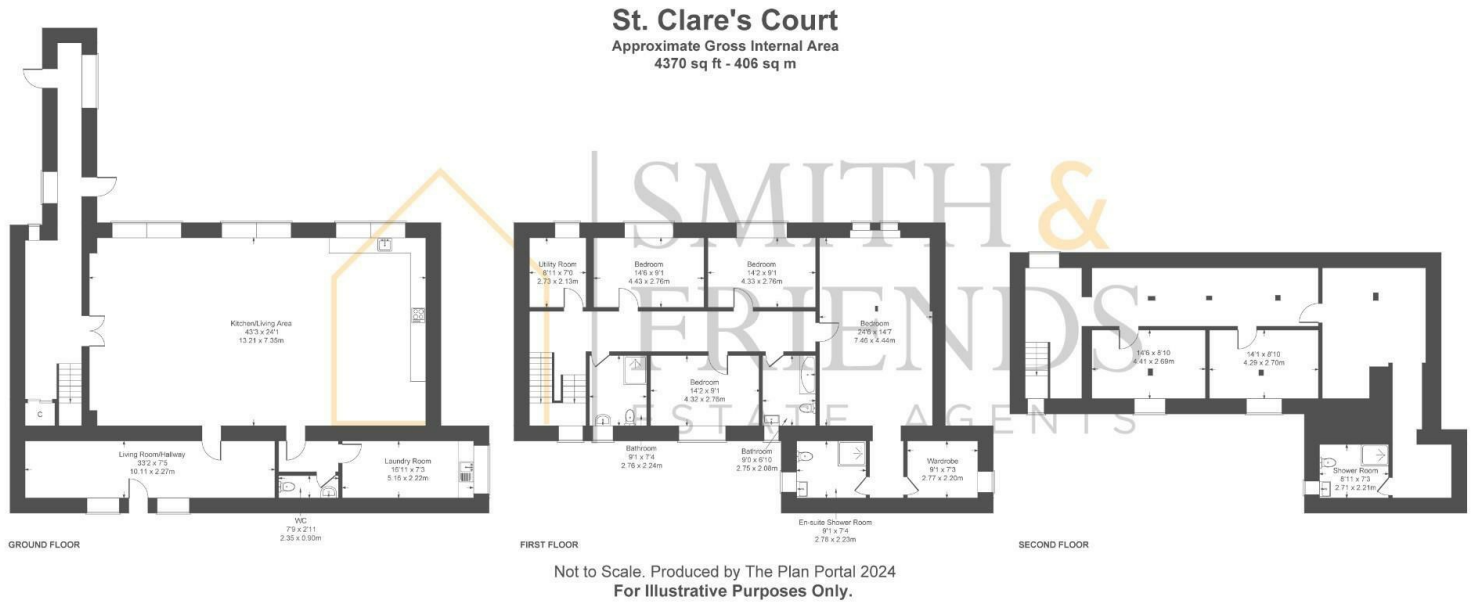
# St. Clare's Court, Darlington, DL3 8EN



- BEDROOM
- DRESSING ROOM
- EN-SUITE SHOWER ROOM
- BEDROOM
- BEDROOM
- BEDROOM
- SHOWER ROOM
- FAMILY BATHROOM
- BOILER ROOM
- SECOND FLOOR
- BEDROOM
- BEDROOM
- EN-SUITE SHOWER ROOM
- BEDROOM
- FRONT EXTERNAL
- GARDEN



# St. Clare's Court, Darlington, DL3 8EN



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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	

7 Duke Street, Darlington, Co. Durham, DL3

7RX

01325 484440

darlington@smith-and-friends.co.uk



**SMITH & FRIENDS**  
ESTATE AGENTS