



This exclusive detached home in this sought after area of Darlington offers a perfect blend of elegance and modern comfort. Nestled in a quiet, sought-after neighbourhood, the property boasts spacious interiors with high ceilings and large windows that flood the home with natural light. The well-designed layout includes a modern kitchen with top-of-the-line appliances, a cosy yet expansive living room, and a formal dining area perfect for entertaining.

Upstairs, the spacious and light bedrooms work seamlessly and provide access to a modern bathroom with Jacuzzi. Outside, the landscaped gardens provide a serene retreat with a patio for al-fresco dining. With a tandem garage, providing ample parking space for two vehicles and off-street parking.

Council tax band - E. Freehold basis. EPC Band E

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

Hartford Road, Darlington, DL3 8EY

4 Bed - House - Detached

£475,000

EPC Rating: E

Council Tax Band: E

Tenure: Freehold



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The property has easy access to local amenities, Town Centre and Train station which sits on the Main east coast main line, both north and South. The property is conveniently located to accessible junior and senior schools and the highly rated Carmel College. The property is near the open countryside, providing easy access to some of the UK's most tranquil, picturesque villages and stunning coastlines. Enjoy serene landscapes, charming rural communities, and breathtaking coastal views, all just a short distance from your doorstep.

This beautiful home represents the ideal setting for family living or sophisticated entertaining. Viewing is highly recommended and is strictly by appointment only.

The property boasts high ceilings and expansive bay windows that flood the rooms with natural light.

The spacious foyer sets the tone for the rest of the house. Each room exudes charm and sophistication, from the formal drawing room, to a sun-drenched garden room offering panoramic views of the grounds.

A formal, spacious dining room is perfect for hosting dinners, and a state-of-the-art kitchen that combines modern convenience with period charm.

Outside, there is an expansive plot with manicured lawns, blooming flower beds and a perfectly positioned patio, creating a serene environment.

Entrance Lobby

Entrance Hall

Kitchen / Dining Room

12'10" x 9'10" (3.93m x 3.01m)

The modern kitchen in this Edwardian style property blends sleek stainless-steel appliances with classic shaker-style cabinets. Marble effect countertops offer both elegance and functionality. Subtle period details, harmonize with contemporary conveniences, creating a space that's both stylish and timeless.

Lounge

A luxurious lounge exudes opulence and ambient lighting, with dual aspect windows flooding the room with light, creating an atmosphere of sophistication and indulgence.

Sitting Room

15'2" x 11'11" (4.63m x 3.64m)

The Edwardian sitting room exudes refined elegance with high ceilings bay windows. Plush, vintage furnishings are arranged around a elegant fireplace, while rich, soft, muted tones create a cosy, inviting atmosphere perfect for relaxation.

Downstairs Cloakroom WC

First Floor Galleried Landing

The galleried landing features elegant balustrades overlooking the entrance lobby. Natural light floods through the well positioned windows, creating a sophisticated yet inviting transition between floors.



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Master Bedroom

15'8" x 12'10" (4.78m x 3.93m)

The spacious, light-filled period master bedroom boasts high ceilings and well positioned windows. Soft, pastel hues create a serene atmosphere.

Bedroom 2

15'2" x 11'9" (4.64m x 3.60m)

Bedroom 3

11'6" x 8'3" (3.53m x 2.52m)

Bedroom 4

7'5" x 6'9" (2.28m x 2.06m)

Family Bathroom

The contemporary, spacious bathroom features sleek, minimalist design with clean lines and neutral tones. A large jacuzzi tub sits within and is surrounded by polished effect marble. Modern fixtures, enhance the luxurious, spa-like ambiance.

Tandem Garage

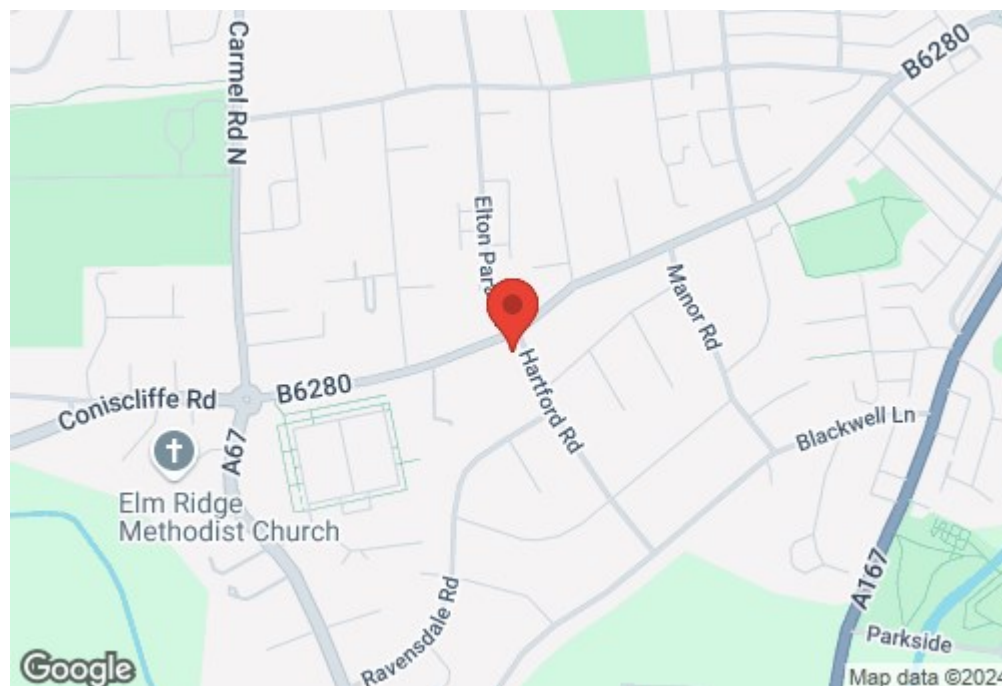
A tandem garage offers extended, parking for two cars in a single lane, maximizing space efficiency in limited areas.

Enclosed Rear Garden

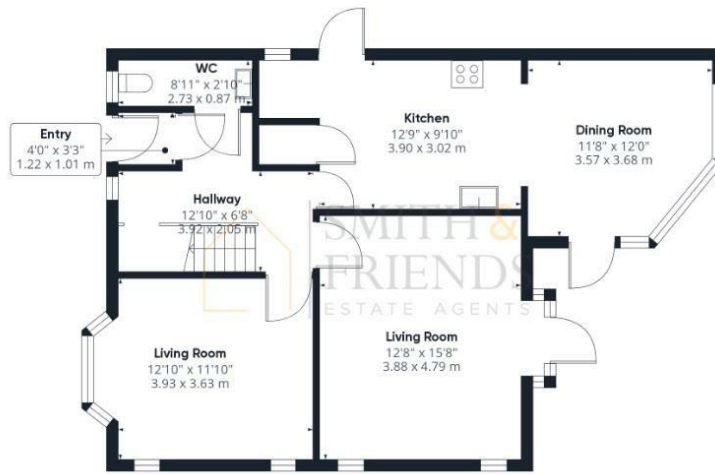
The spacious corner plot boasts a mature garden with towering trees, vibrant flower beds, and manicured lawns, while tall hedges provide privacy. Seasonal blooms and lush greenery create a serene, picturesque retreat.

Driveway

A wide driveway accommodates two cars side-by-side, paved with concrete, flanked by manicured lawns and decorative borders.



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Ground Floor



Floor 1

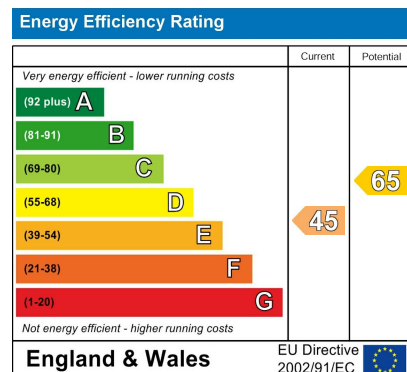
Approximate total area¹⁾
1303.19 ft²
121.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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.



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