



Ann Cordey
ESTATE AGENTS

50 Burnet Drive, Darlington, DL1 1HQ
Offers In The Region Of £239,995



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Built by Keepmoat and being only one of the few 'Ludlow' designs, we have great pleasure in offering for sale a generously proportioned FOUR BEDROOMED detached property.

The feeling of space is evident throughout, with all of the rooms being spacious, and light and bright. The lounge has the advantage of being to the rear, enjoying views of the private garden. The kitchen has space for a breakfast table whilst there is also a formal dining room, which could then be used as a home office or snug. The ground floor accommodation is completed by a convenient cloaks/WC and handy access from the hallway directly into the garage.

To the first floor there are four DOUBLE bedrooms. The principal bedroom boasting en-suite facilitates whilst the three remaining rooms are serviced by the house bathroom.

Externally, the property occupies an enviable position tucked away along a private driveway. The gardens to the front are open plan, laid to lawn with gravelled borders and there is a driveway for off street parking which sits just in front of a single, integral GARAGE.

To the rear of the property there is a sizeable garden which has been landscaped to offer paved patio seating areas and borders to edge the lawn. The timber summerhouse is included in the sale and there is a water tap. The garden is quite private and not directly overlooked and enjoys a great deal of the summer sunshine all day being south facing.

The Central Park Development is hugely popular, with its appeal being the convenient location. Darlington's town centre is a walk away, along with the College and the Train Station. There are excellent transport links and regular bus services and local schools and a gym are close by.

The property benefits from the remainder of the NHBC guarantee (8 years remaining) and the location at Central Park has been well planned by the developers to offer an attractive space, with an eco-pond and green space to the heart of the development.

Warmed by gas central heating and being fully double glazed.

TENURE: Freehold - ground maintenance charge for shared estate areas un-adopted by the local authority £150.00 annually
COUNCIL TAX: D

RECEPTION HALLWAY

A smart composite entrance door opens into the reception hallway, which leads to the dining room, lounge, kitchen and cloaks/wc. There is a return staircase to the first floor and a personal door for handy access directly into the garage.

CLOAKS/WC

Fitted with a modern white suite comprising of low level WC and pedestal handbasin.

LOUNGE

16'2" x 11'11" (4.94 x 3.65)

The lounge is a very sizeable room and enjoys views of the garden through the French Doors. The French Doors have a fitted retractable fly screen and blinds whilst the room itself is neutrally decorated.

DINING ROOM

9'2" x 8'10" (2.80 x 2.71)

As the kitchen can accommodate a breakfast table, the formal dining room could also be used as a home office or snug. Being of a good size and having a UPVC window to the front aspect and built in, understairs storage cupboard.

KITCHEN

14'2" x 9'1" (4.33 x 2.77)

Having been well planned and fitted with an ample range of wall, floor and drawer cabinets which are finished in modern grey tones and complimented by a dark stone effect worksurface with stainless steel sink unit. The kitchen is a good size and can accommodate a breakfasting table. Being light and bright with a window overlooking the rear garden and a door leading out to the side.

The integrated appliances include an electric oven and hob with extractor fan, in addition there is space for a washing machine, tumble dryer, freestanding fridge, dishwasher and dryer.

FIRST FLOOR

LANDING

The landing area is spacious and leads to all four of the bedrooms and to the bathroom/wc. There is a built in linen cupboard and access to the attic area which is insulated and has a light.

BEDROOM ONE

14'00 x 10'6 (4.27m x 3.20m)

The principal bedroom of the home is large enough to allow for a king size bed and have space to spare. The room overlooks the rear aspect and benefits from fitted wardrobes and also has ensuite facilities.



ENSUITE

With a single shower cubicle with mains fed shower, there is a pedestal handbasin and WC. The room has been finished with ceramics and has a window to the side aspect.

BEDROOM TWO

14'1" x 8'5" (4.30 x 2.59)

Bedroom two is also of a good size and overlooks the rear aspect, currently used as a dressing room and also having fitted wardrobes.

BEDROOM THREE

10'4" x 9'7" (3.16 x 2.94)

The third double room this time overlooking the front aspect with fitted wardrobes.

BEDROOM FOUR

10'5" x 7'11" (3.20 x 2.43)

Bedroom four is also a double bedroom and is currently used as a home office and has a window to the front aspect.

BATHROOM/WC

The modern, white suite comprises of a panelled bath, pedestal handbasin and WC. The room has been finished with neutral ceramics and has a window to the side aspect.

EXTERNALLY

The property enjoys a lovely position with its neighbour along a private access drive. The front garden is open plan and laid with gravelled borders. There is a driveway to the property which sits just in front of the integral single GARAGE (which measures 5.36 x 2.77) and has an up and over door, light and power. A personal door from the garage leads into the hallway which is handy access to the property.

The rear garden is enclosed by fencing/wall and has been landscaped by the current owners. With paved pathways and patio seating areas, there is a lawn area and garden beds. The timber summerhouse which is at the heart of the garden is included in the sale and is a great place in which to sit and enjoy the outside, whatever the weather. The garden is quite private and attracts a great deal of the summer sunshine there is also a convenient water tap and further timber storage shed.



*This report should be used to assist the purchaser of the property concerned from, but not as a substitute for, a professional valuation. It does not constitute an offer of any financial product or service. It is not intended to be used for any other purpose. The vendor, agent and any other party are not responsible for any loss or damage arising from the use of this report. For more information on energy ratings, visit www.gov.uk. © 2022 Ann Cordey Estate Agents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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