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ESTATE AGENTS

Sycamore, 13 Haughton Green, Darlington, DL1 2DD
Offers In The Region Of £490,000



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Offering the very best of both worlds, this executive FOUR BEDROOMED detached property sits just off the village green in Haughton Village. Accessed via a private driveway, and being one of only two properties occupying an exclusive, private position.

Set behind automated entrance gates, and having an impressive frontage. the property has immediate appeal. Being built to exacting standards with quality finishes and generous proportions internal inspection will not disappoint.

The family home boasts three reception rooms including a spacious formal lounge with a log burning stove at it's heart. A further second room with versatile use as a home office or playroom. The rear of the property the superb space to rear allows for a stunning kitchen which is open plan to a large dining area, which in turn leads to a soft seating area, with both of these areas enjoying views through bi-fold doors to the rear garden.

A large utility room with built in cloaks and storage cupboard is a great addition to the home and the convenient ground floor cloaks/wc completes the accommodation to the first floor. To the first floor there are FOUR DOUBLE bedrooms, two with en-suite facilities with the family bathroom also having a separate shower and servicing bedrooms three and four.

Great attention has been paid to the internal specification of the home, with solid oak internal doors, oak balustrade staircase and a quality kitchen with appliances. All sanitary ware to the bathroom, cloaks/wc and both ensuite shower room's is modern with stylish finishes.

Externally, from the access down the private lane, through the double gates the feeling is of something special. With a rural and tranquil feel, the property sits in an expanse of lawn to the front, edged with established trees. The block paved area to the immediate front of the property allows for parking for up to four vehicles and this is in addition to a DOUBLE GARAGE and further driveway. The rear garden has been landscaped by the current vendors, being mainly laid to lawn with a patio seating area just outside of the bi-fold doors which opens the garden up as a further reception area in the warmer days. There is a barked children's play area and established trees and shrubs to add colour and interest. The garden is very private and a pleasant area in which to enjoy the best of the weather.

Haughton Green is a lovely location, with a mixture of cottages and period properties. The location is most convenient having ease of access to the town centre, regular bus services and excellent transport links to the A66 and A1M. A choice of local schools are on hand along with shops , supermarkets and other amenities.

The property is warmed by a 'Grant' Air Source Heat Pump, with underfloor heating to the ground floor and radiators to the second floor. Having been tastefully decorated and well maintained throughout the property is in ready to move into order.

TENURE: Freehold
COUNCIL TAX: E

RECEPTION HALLWAY

The feeling of space and quality is evident from entering the reception hallway. The solid oak floor and oak staircase sets the tone for the quality of finish throughout the home. Solid oak internal doors lead through to the lounge, home office, cloaks/wc and kitchen and dining area. There is a large double cupboard and further understairs cupboard which provide useful storage.

CLOAKS/WC

Fitted with a modern suite having WC and hand basin positioned with a grey gloss vanity unit. The room has been finished with ceramic tiling.

LOUNGE

19'9" x 12'10" (6.04 x 3.92)

The formal lounge is very well proportioned, having a walk in bay window which takes in views of the lawn to front and through the gates along the private access lane. The room is light and bright and as with all of the accommodation tastefully decorated. A stone fireplace and inset is to the heart of the room with a log burning stove to cast a cosy glow when needed.

HOME OFFICE/SNUG

9'10" x 7'10" (3.01 x 2.40)

A second reception room which also overlooks the front aspect. A versatile room currently used a children's play room.

KITCHEN DINING & LIVING AREA

30'6" x 13'1" (9.32 x 3.99)

This superb open plan space runs along the length of the property to the rear taking in views of the garden through the bi-fold doors and further window. The kitchen area has been well planned and fitted with an ample range of quality wall, floor and drawer cabinets finished in a light cashmere tone which is complimented by the warmer tones of the wood effect worksurfaces and stainless steel sink unit.

The integrated appliances include an electric double oven and gas hob with extractor hood. Slim line wine fridge, dishwasher and fridge/freezer. The kitchen area is finished with ceramic tiled surrounds and a tiled floor, which has under floor heating. The kitchen is open plan to the dining area which easily allows for a large family table which sits just in front of the bi-fold doors. The dining area in turn opens to a larger area which accommodates soft seating and is a pleasant place in which to enjoy views of the rear garden whatever the weather. Once opened, the bi-fold doors seamlessly blend the living and garden enhancing the social space even further in the warmer days.



UTILITY ROOM

A handy addition to any family home, the utility room is of a good size having a range of floor cabinets and work surface. There is a plumbing for an automatic washing machine and the room has the advantage of three, floor the ceiling built in storage cupboards. A door to side leads out to the rear garden.

FIRST FLOOR

LANDING

The galleried landing is a statement itself, having a window to the front aspect. The landing leads to all four of the double bedrooms and to the family bathroom/wc. There is a built in cupboard and access to the attic area which is via a pull down ladder.

BEDROOM ONE

16'1" x 12'11" (4.92 x 3.94)

The principal bedroom of the home is a generous master bedroom having built in wardrobes and boasting en-suite facilities. Double french doors open onto an enclosed balcony which is enclosed with attractive wrought iron railings and overlooks the front aspect.

ENSUITE

The ensuite is fitted with a double shower cubicle with mains fed shower, the hand basin is set within a gloss vanity cabinet, there is a low level wc and the room has been finished with modern, neutral tiling. A tunnel ceiling light allows for a degree of natural light to brighten the room.

BEDROOM TWO

11'3" x 11'10" (3.45 x 3.61)

Bedroom two, is a further generous room also having built in sliding door wardrobes and boasting en-suite facilities. This time the bedroom over looks the garden to the rear.

ENSUITE BEDROOM TWO

With a walk-in, double shower cubicle with mains fed shower. The handbasin is within a vanity storage unit and there is a low level wc. The room has been finished with neutral tiling.

BEDROOM THREE

13'4" x 10'0" (4.08 x 3.06)

the third double bedroom, again with built in wardrobe and also over looking the rear garden.

BEDROOM FOUR

12'1" x 9'11" (3.70 x 3.03)

Last but definitely not least, the fourth bedroom again has fitted sliding door wardrobe and over looks the front aspect.

BATHROOM/WC

The family bathroom boasts a modern four piece suite, including a single walk in shower with electric shower. The double ended bath is positioned within gloss panelling matching those of the surrounds and the handbasin is within a vanity storage cabinet. In addition there is a low level wc and chrome heated towel rail. The room has a window to the rear aspect.

EXTERNALLY

The property is accessed via a private lane and sits behind double electric gates. There is an expanse of lawn to the front of the property and a block paved area which allows for parking for several vehicles. In addition there is a brick built detached GARAGE which has an electric door, light and power. There is also a driveway and further parking just in front of the garage.

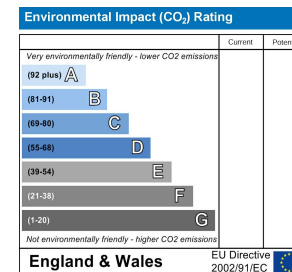
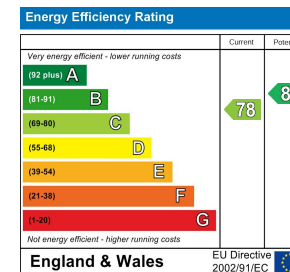
The garden to the rear is very private, having been landscaped with paved patio seating area and barked children's play area. The mature trees provide interest and there are established shrubs to the borders. A stunning holly tree takes pride of place and in addition there is a log store and convenient water tap.

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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TOTAL FLOOR AREA: 1236 sq ft (114.2 sq m) approx.
*Your energy rating has been calculated based on the following of the assumptions listed below. Measurements of doors, windows, floors and roof are approximate and measurements are taken to the face of the external construction. These measurements are used to calculate the energy performance of the property. The energy performance of the property is based on the assumptions listed below. The energy performance of the property is based on the assumptions listed below. The energy performance of the property is based on the assumptions listed below.



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