



Ann Cordey
ESTATE AGENTS

8 Summerhouse Grove, Darlington, County Durham, DL3 8UE

£415,000



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Offering both generous accommodation and character throughout, this FOUR BEDROOMED detached residence is sure to have great appeal in today's market. Occupying a sizable, and private plot at the head of a cul-de-sac in the Baydale Meadows development within Darlington's West End.

The property is stylishly presented, and is light and bright throughout. Boasting dual aspect lounge, spacious kitchen with dining area, a further ground floor reception room, which would lend itself to a home office or snug. In addition a handy utility room and convenient cloaks/wc completes the accommodation to the ground floor.

To the first floor, there are FOUR DOUBLE bedrooms, two of which enjoy ensuite facilities, with a house bathroom/wc servicing the remaining two.

The property commands a pleasant position on a generous, and private plot. The front being open plan and completely block paved allowing for off street parking for up to vehicles. This is in addition to a large, DOUBLE GARAGE which measures (18 ft by 16 ft) and has two up and over doors and storage to the eaves.

The rear garden is of a good size and is enclosed and quite private, being well established with lots of plants and shrubs to add interest, catching a great deal of the summer sunshine it is a very pleasant space to enjoy.

The location within the West End of Darlington is ideal for the well regarded schools of the area, and has ease of access to the local shops and pub/restaurants. There are regular bus services and excellent transport links to the A1M, A66 and A68. With Darlington's town centre not being too far away.

Warmed by gas central heating and having wooden framed double glazed windows.

TENURE: Freehold
COUNCIL TAX:

RECEPTION HALLWAY

The reception hallway is most welcoming, having a high gloss tiled floor and a return staircase to the first floor. A handy cupboard provides storage and there is access to all of the ground floor accommodation.

CLOAKS/WC

Fitted with modern suite to include ceramic hand basin within a light ash wood effect vanity unit, and low level WC. The room has been finished with tiled surrounds.

LOUNGE

12'00 x 17'03 (3.66m x 5.26m)

The lounge is a generous reception room, being flooded with light through a bay window to the front aspect and french doors to the rear. Tastefully decorated and having a wooden feature fire surround to add a focal point, with gas fire to cast a cosy glow when required.

KITCHEN & DINER

20'01" x 12'11 (6.12m x 3.94m)

With the demand for open plan kitchen and dining spaces still going strong, this room will certainly appeal. The kitchen area boasts a well planned ample range of Beech wood effect, wall, floor and drawer cabinets which are complimented by stunning, black granite work surfaces with undermount sink. A host of integrated appliances include an electric oven, five ring gas hob, dishwasher and microwave. There is a breakfast bar which allows for informal dining, and also separates the dining area. The kitchen has a window over looking the rear garden and tiled floor (with underfloor heating)

The dining area can easily accommodate a large family table, and has a lovely feature of a walk in bay window overlooking the beautiful gardens to the rear.

RECEPTION ROOM

12'01 x 9'03 (3.68m x 2.82m)

A further reception room to enhance the ground floor accommodation further, could be used as home office, childrens playroom or as a second sitting room. The room has windows to the front and side aspect.

UTILITY ROOM

The large utility room is fitted with beech cabinets matching those of the kitchen with black worksurfaces. There is a stainless steel sink unit and plumbing for an automatic washing machine. A door from the utility leads out to the side of the property.

FIRST FLOOR

LANDING

The galleried landing is a feature within itself, and leads to all four bedrooms and to the family bathroom/wc. There is a built in storage cupboard and access to the attic area, a window to the front aspect makes the area nice and light.



BEDROOM ONE

13'08 x 10'11 (4.17m x 3.33m)

The principle bedroom of the home is a generous double room, over looking the tranquillity of the gardens to the rear and benefitting from a range of fitted wardrobes and enjoying ensuite facilities.

ENSUITE BEDROOM ONE

Fitted with a large walk in shower cubicle, with jacuzzi style power shower. There are two hand basins positioned within a large vanity storage unit and in addition a low level wc. The room has been finished with tiled ceramics with a mosaic effect and has window to the rear aspect.

ENSUITE BEDROOM TWO

Fitted with a corner shower cubicle with a mains fed shower, the hand basin is within a beech effect vanity unit and in addition there is a low level wc. The room is tiled and has an extractor fan and chrome heated towel rail.

BEDROOM THREE

10'10 x 9'03 (3.30m x 2.82m)

A further double bedroom, having a window to the front aspect and fitted wardrobes.

BEDROOM FOUR

12'06 x 6'10 (3.81m x 2.08m)

Currently used as a home office and over looking the rear aspect.

BEDROOM TWO

12'10 x 9'05 (3.91m x 2.87m)

Bedroom two also enjoys ensuite facilities, a spacious double room, being dual aspect with windows to both the front and side.

BATHROOM/WC

Fitted with a four piece, white suite comprising of panelled bath with chrome hand held shower mixer, the hand basin is positioned within a white gloss vanity unit and there is a low level wc. There is a separate shower cubicle with a mains fed shower. The room has been finished with ceramic tiling and has window to the side.

EXTERNALLY

The property enjoys a pleasant position at the head of a cul-de-sac, the open plan frontage allows for off street parking for up to five vehicles, and this is in addition to the DOUBLE GARAGE which has two separate, up and over doors, having light and power and storage to the eaves. There is also a personal door from the garage which leads into the rear garden.

The rear garden is of a good size and has been landscaped and well planned, offering an abundance of colour and interest throughout the seasons with the well established plants and shrubs to the borders. There is a paved patio seating area closer to the property, and a further raised, decked seating area under a pergola to the rear of the garden. The garden is enclosed by fencing and is mainly laid to lawn with established borders, being quite private and attracting a great deal of the summer sunshine it is a nice space in which to sit and enjoy.



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