



124 Eastbourne Road, Darlington, County Durham, DL1 4ES  
Offers In Excess Of £275,000

*Ann Cordey*  
ESTATE AGENTS



## 124 Eastbourne Road, Darlington, County Durham, DL1 4ES

Situated in the Eastbourne area of town adjacent to parkland an exceptional Four Bedroomed Detached Residence which has been presented to the highest of standards with absolutely no expense spared.

Warmed by gas central heating and with the benefit of a security system and double glazing, the pristine and well proportioned, immaculately presented family accommodation is not to be missed.

Briefly the beautifully presented accommodation comprises: Reception Hallway with staircase to the first floor, Lounge featuring new carpets and a stunning marble high mantle fire surround with ornate cast iron insert with open grate and a luxurious Kitchen/Breakfast Room which has been refitted with a quality range of bespoke units with matching dresser and butchers block work preparation surfaces and a host of integrated appliances, extremely spacious Sitting Room/Dining Room with feature fireplace.

To the first floor there are Four beautifully presented double Bedrooms, the main one of which is fitted with a a quality range of wardrobes with sliding mirrored doors and the second bedroom boasts an exquisite fully tiled En Suite with chrome rain shower and smoked glass screen. The magnificent Bathroom/WC is fully tiled with large wall mounted display mirrors and has been refitted with a white heritage suite.

Externally, the gardens to the front are enclosed by a display brick wall, and there are high double gates to the side which allow secure parking to a gravelled driveway for many cars. The garden to the rear is designed for ease with an Indian slate flagged patio and gives access to a superb brick built Garden Room with fully functioning Kitchen area and Shower Room/WC.

### RECEPTION HALLWAY

Tastefully decorated entrance hallway, coving to the ceiling and staircase to the first floor.

### LOUNGE

**21'04 x 12'04 (6.50m x 3.76m)**

Immaculately presented Lounge with double glazed window to the front aspect, and double glazed french doors opening out to the rear. There is high quality recently fitted carpets as well as a feature fireplace and surround.

### KITCHEN/BREAKFAST ROOM

**16'00 x 12'00 (4.88m x 3.66m)**

Refitted with a quality range of bespoke wall, floor and drawer units with contrasting work surfaces with Belfast sink unit, chrome mixer tap and integrated fridge/freezer, dishwasher, washer/dryer, gas hob and electric oven, plaster coving to the ceiling, high quality marble tiled flooring and chrome fittings, there is also a door to the rear Garden.

### DINING ROOM

**32'07 x 12'06 (9.93m x 3.81m)**

The Dining Room is open plan from the Kitchen, making it the ideal entertaining space. With the marble tiled floor continued and double glazed window to the front aspect .

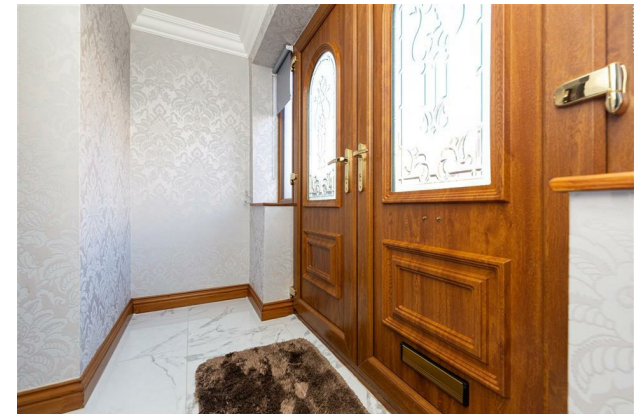
### LANDING

With smoke alarm and access to the attic space.

### BEDROOM 1

**10'05 x 15'10 (3.18m x 4.83m)**

Double glazed window to the front aspect, fitted with a range of quality wardrobes with sliding mirrored doors and walk in cupboard with window to the front aspect.



## BEDROOM 2

10'03 x 12'02 (3.12m x 3.71m)

Double glazed window to the rear aspect and coving to the ceiling.

## EN-SUITE

Stunning En-Suite with double glazed window to the rear aspect, fitted with a white suite comprising: WC, porcelain handbasin set on chrome vanity stand, chrome rain shower with a bespoke smoked glass screen, chrome heated towel rail, extractor fan, down lighting to the ceiling and ceramic tiled flooring.

## BEDROOM 3

12'05 x 12'00 (3.78m x 3.66m)

Double glazed window to the rear aspect.

## BEDROOM 4

13'00 x 8'07 (3.96m x 2.62m)

Double glazed window to the front aspect.

## BATHROOM/WC

Beautiful room, fully tiled in quality ceramics and large display mirrors, and fitted with a quality Heritage white suite comprising: freestanding bath, WC and Victorian style porcelain handbasin on ceramic legs, chrome heated towel rail, ceramic tiled flooring and double glazed window.

## EXTERNALLY

To the front, the gardens are enclosed by a brick wall with high double gates to the side allowing secure off street parking for many vehicles.

To the rear, the garden is designed for ease of maintenance with an Indian slate flagged patio area and also gives access to the useful brick built Garden Room .

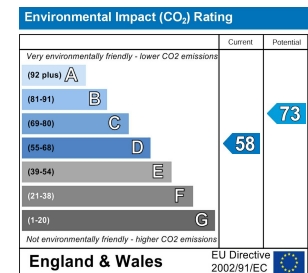
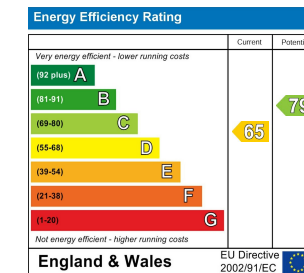
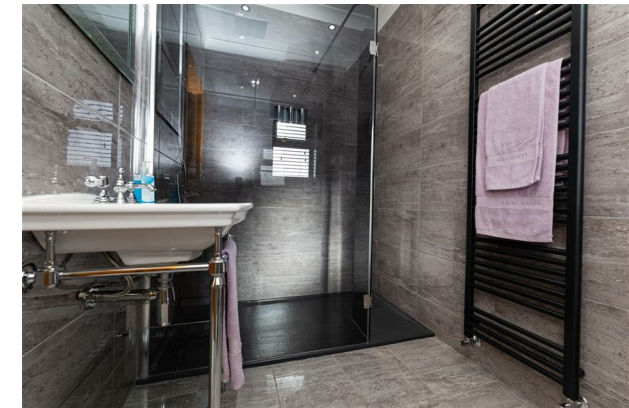
## GARDEN ROOM

18'10 x 19'00 (5.74m x 5.79m)

With double glazed french doors opening to the courtyard, light and power and benefiting from its own Shower Room/WC.

## SHOWER ROOM/WC

With panelled walls and ceiling, shower cubicle with Triton shower and fitted with a white suite comprising: WC and handbasin and there is ceramic tiled flooring and double glazed window to the side aspect.



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