



Ann Cordey
ESTATE AGENTS

9 Carnoustie Grove, Darlington, DL1 3TJ
Offers In The Region Of £285,000



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AVAILABLE WITH NO ONWARD CHAIN*

Situated in a cul-de-sac location within the Whinfield area of Darlington, this FOUR BEDROOMED detached home provides plenty of space, comfort and style. With easy access to open green spaces, local amenities, schools, and shops. The convenience of regular bus services and excellent transport links make commuting a breeze.

Step inside to discover a well-designed layout featuring two reception rooms, a dining area, garden room, and a fabulous open plan kitchen and living area. The property offers generous family accommodation, including four bedrooms, two of which benefit from ensuite facilities, with bedroom three and four being serviced by the family bathroom/wc.

Impeccably presented with stylish decor, this home is ready for you to move into. The well-kept gardens at the front and rear enhance the charm of the property, with the front garden boasting a driveway for two vehicles. The landscaped rear garden is a true gem, featuring a lush lawn, established borders, a paved patio, and a paved seating area with a gazebo - perfect for outdoor entertaining or simply relaxing in the fresh air. A proportion of the original garage remains for convenient storage.

The property is warmed by gas central heating and is fully double glazed and is available with NO ONWARD CHAIN.

TENURE: Freehold
COUNCIL TAX: E

RECEPTION HALLWAY

A smart composite entrance door opens into the reception hallway, which has an attractive and practical Karndeian floor. There is a staircase to the first floor and access to the cloaks/wc, lounge, sitting room, and kitchen.

CLOAKS/WC

Comprising of WC and ceramic handbasin. There is a window to the side aspect.

SITTING ROOM

11'7" x 8'7" (3.54 x 2.62)

Converted from the original garage of the property, this room offers versatile use as a home office, play room or gym and is currently used as a second sitting room with a window to the front aspect.

LOUNGE

16'8" x 11'10" (5.10 x 3.61)

The lounge is a sizable reception area with a square bay window to the front aspect, a feature fireplace makes for a focal point with a gas fire to cast a cosy glow. The room is open plan to the dining area.

DINING AREA

10'8" x 9'0" (3.27 x 2.75)

Easily accommodating a family dining table, the dining area has access to the kitchen and garden room.

KITCHEN

19'6" x 10'5" (5.96 x 3.19)

The kitchen has been well planned and upgraded with a quality range of cream gloss, wall, floor and drawer cabinets which are complimented by the stunning granite worksurfaces with undermount sink. A host of integrated appliances include a double electric oven and 5 ring gas hob, dishwasher, washing machine and fridge freezer. The room is light and bright with a window over looking the rear garden and french doors opening onto the patio and again, there is an attractive karndeian floor completes the room.

The room can accommodate a dining table also and currently has soft seating over looking the garden.

GARDEN ROOM

10'5" x 10'0" (3.19 x 3.07)

A pleasant room in which to sit and enjoy views of the garden whatever the weather, with windows to the side and rear and french doors opening into the garden. The room has a covered ceiling with two velux windows, and again with a Karndeian floor.

FIRST FLOOR

LANDING

The landing leads to all four bedrooms and to the family bathroom/wc. There is a built in linen cupboard and access to the part boarded attic area via a pulldown ladder.

BEDROOM ONE

11'6" x 8'8" (3.53 x 2.65)

The principal bedroom of the home is a generous double bedroom, boasting dressing area and bathroom ensuite facilities and over looks the front aspect.



ENSUITE

Fitted with a modern suite comprising of a jacuzzi bath, pedestal handbasin and WC. There is a mains fed over the bath shower also. The room has been finished with ceramic tiling and has a window to the rear aspect.

BEDROOM TWO

12'1" x 10'7" (3.69 x 3.24)

Bedroom two is also a good sized double room enjoying ensuite facilities and fitted wardrobes, with a window to the front aspect.

ENSUITE

Upgraded with a single shower cubicle with mains fed shower, hand basin within a useful vanity storage cabinet and wc. The room is finished in ceramics.

BEDROOM THREE

8'6" x 8'5" (2.60 x 2.59)

Again a double room, over looking the rear aspect and having built in, sliding, mirrored wardrobes.

BEDROOM FOUR

10'2" x 9'2" (3.11 x 2.80)

A generous single room with a window to the front aspect and a built in, over the stairs cupboard.

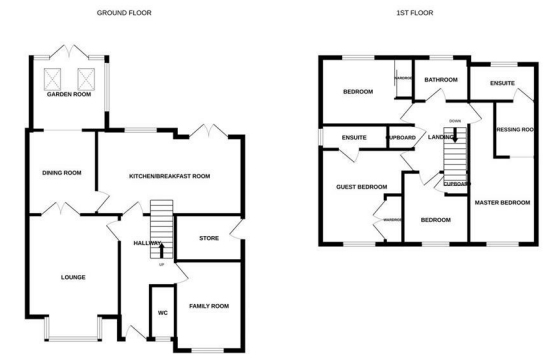
BATHROOM/WC

Fitted with a white suite, with P shape bath with mains fed over the bath shower and screen. The handbasin in positioned within a vanity storage unit and there is a low level wc. The room has been finished in neutral ceramics.

EXTERNALLY

The property sits in well maintained gardens, with the front garden being open plan and laid to lawn with established borders. The driveway allows for off street parking for two vehicles. A single gate opens and leads down to the landscaped rear garden, which again is mainly laid to lawn with an abundance of mature plants and shrubs to the borders. There is a paved patio seating area and a paved seating area with pergola which has an established clematis making a lovely feature.

The garden is enclosed by fencing and attracts a great deal of the summer sunshine. A proportion of the original garage (measuring 2.68 x 1.67m) remains for useful storage and the central heating boiler is situated here.



Whole energy ratings have been calculated to ensure the accuracy of the figures contained herein. Measurements were taken under standard conditions and are not intended to be used for comparison with other properties. The figures for energy performance are not intended to be used for any other purpose. The energy performance of a property is dependent on the energy efficiency of the property and the energy efficiency of the property is dependent on the energy efficiency of the property.

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	82

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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