



*Ann Cordey*  
ESTATE AGENTS

**43 Carmel Road South, Darlington, DL3 8DQ**  
**Offers In The Region Of £635,000**



## 43 Carmel Road South, Darlington, DL3 8DQ

Situated in this ever popular and much sought after West End location, on a tree lined street full of individual properties, we are delighted to offer for sale this fine Four Bedroomed Detached Residence, which is presented to an extremely high standard throughout, and can only be truly appreciated upon viewing.

The property has undergone recent refurbishment works and the current vendors have spared absolutely no expense.

### RECEPTION HALLWAY

A welcoming hallway that sets the tone for this elegant home. With its high ceilings, pristine decor, and ample natural light, the hallway provides a grand entrance and connects seamlessly to the main living areas. Having the benefit of a handy storage cupboard for shoes and coats with seating area.

### GROUND FLOOR WC

The ground floor also features a well-appointed cloakroom with a WC, offering convenience for guests and residents alike. Stylish fittings and a tasteful color scheme ensure this room is both functional and attractive.

### UTILITY

**23'02 x 11'03 (7.06m x 3.43m )**

Conveniently located off the kitchen, the utility room offers additional storage and workspace, It includes connections for cooking and laundry appliances and direct access to the Garage, enhancing practicality.

### LOUNGE

**24'09 x 18'04 (7.54m x 5.59m)**

The lounge is an extremely spacious and inviting room, perfect for relaxation and entertaining. Featuring large windows that flood the room with light, it boasts a cozy ambiance with its contemporary decor, plush carpeting, and a stylish feature fireplace as the focal point. The room leads out to the rear patio via double doors.

### KITCHEN/DINER

**23'02 x 12'06 (7.06m x 3.81m)**

The heart of the home, this expansive kitchen/diner is designed for modern living. The kitchen area is equipped with top-of-the-line appliances, sleek cabinetry, and generous countertop space, ideal for culinary enthusiasts. The dining area, bathed in natural light from patio doors, provides a delightful setting for family meals and social gatherings, with views of the Garden.

### FIRST FLOOR

#### BEDROOM ONE

**17'01 x 12'10 (5.21m x 3.91m )**

The master bedroom is a luxurious retreat, generously sized and featuring large windows that create a bright and airy atmosphere. It includes fitted wardrobes and a modern en suite bathroom with premium fixtures.

#### EN SUITE

The en suite bathroom showcases a modern and sleek design with glossy grey tiles and a sophisticated marble-effect floor. It features a wall-mounted toilet and a spacious, glass-enclosed walk-in shower, complemented by a stylish black vertical radiator. The vanity area boasts a large illuminated mirror with integrated shelving, providing ample storage and adding a touch of elegance. Natural light floods the room through a well-placed window, enhancing the clean, contemporary aesthetic, ensuring both functionality and style.



## BEDROOM TWO

14'01 x 11'01 (4.29m x 3.38m )

A spacious double bedroom, perfect for guests or family members, offering ample storage space and a pleasant view over the rear garden. Its versatile layout makes it suitable for various uses.

## BEDROOM THREE

10'09 x 10'10 (3.28m x 3.30m)

Another well-proportioned double bedroom, designed for comfort and style. This room offers flexibility for use as a bedroom, home office, or hobby room, complete with ample natural light and storage.

## BEDROOM FOUR

13'08 x 7'04 (4.17m x 2.24m)

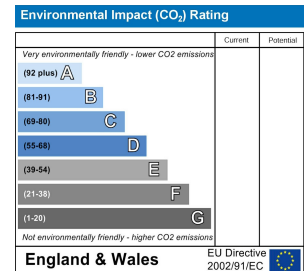
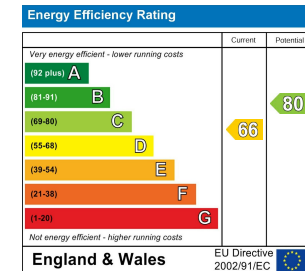
This bedroom is ideal for a guest room or study with thoughtful design and space optimization.

## BATHROOM/WC

Modern, luxurious bathroom featuring a freestanding bathtub against a striking hexagonal tile feature wall. The floating navy blue vanity unit, topped with a pristine white countertop and paired with a circular illuminated mirror, offers both style and ample storage. A spacious glass-enclosed shower with a rainfall showerhead ensures a luxurious experience, while the wood-effect tile flooring adds warmth and texture. Recessed ceiling lights and ambient LED strip lighting provide a bright, inviting atmosphere. Built-in shelving units keep the space organized, and additional details like the low-profile toilet and decorative hexagonal shelves enhance functionality and design. This bathroom seamlessly blends luxury and modern tastes.

## EXTERNALLY

Externally a remote controlled wrought iron gate opens to an extensive block paved frontage allowing ample off street parking, with access to a single garage. To the rear of the property there is a block paved sun patio and a large lawn area.



**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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