



7 Carroll Place, Croft On Tees, Darlington, Yorkshire, DL2 2SS
Offers In The Region Of £255,000

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ESTATE AGENTS



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The kerb appeal of the property is immediate as this THREE BEDROOMED semi-detached residence stands proudly in beautiful, manicured gardens, Croft-on-Tees is a highly desirable village. A mere 7 minutes (3.6 miles) from Darlington and 18 minutes (12 miles) from the market towns of Northallerton & Richmond.

Proud of its historic connections, Croft-on Tees was the childhood home of Lewis Carroll, the community spirit and annually arranged activities are abundant.

There is an excellent primary school and the secondary catchments are Hurworth, Northallerton and Richmond.

Offering generous, accommodation, available with no onward chain and being located within a quiet cul-de-sac.

Having been a much loved home, the property is well maintained and in ready to move into order. Boasting two generous reception rooms, a kitchen that can accommodate a dining table, a useful rear porch offers storage and a convenient ground floor cloaks/wc and in addition there is a useful, spacious utility room.

TENURE: FREEHOLD

COUNCIL TAX B

The property is fortunate to have sunny aspects to all sides , flooding the property with natural light.

To the first floor, all of the bedrooms are very well proportioned and the family bathroom/wc with a mains fed shower. Externally, the property occupies a good sized corner plot with well planned, mature and established gardens.

Enclosed by a brick built wall and hedging with the driveway being block paved and offering off street parking for three vehicles. In addition there is a detached GARAGE (which measures 7.02 x 3.30) and has an up and over door, light and power.

The gardens to the rear are private,mainly laid to lawn and enclosed by hedging and fencing.

The property is warmed by gas central heating and is fully double glazed and immaculately presented throughout.

The A167 runs by and links into the market towns of Northallerton and Richmond. There are many enjoyable country walks as well as regular bus services from Hurworth with bus stop being within 160 metres from the property.

Early viewing is recommended to fully appreciate this wonderful family home.

RECEPTION HALLWAY

The UPVC entrance door is to the side of the property and opens into the hallway, which is of a good size and leads to the lounge, dining room and kitchen. A return staircase leads up to the first floor and there is a useful understairs storage cupboard.

LOUNGE

15'7" x 13'0" (4.75 x 3.98)

A generous reception room, enjoying views of the front garden through the UPVC bay window. A wall mounted electric fire adds a focal point to the chimney breast which has two alcoves. As with all of the accommodation the room has been recently decorated.

DINING ROOM

11'5" x 10'0" (3.50 x 3.06)

A formal dining, or second sitting room, also of a very good size and having a UPVC window to the front aspect.

KITCHEN

18'7" x 7'8" (5.68 x 2.36)

The kitchen is fitted galley style, with an ample range of white, wall, floor and drawer cabinets with down lighting. Having complimenting worksurfaces and a textured sink unit. The integrated appliances include an electric oven and gas hob, fridge and freezer.

The room can also accommodate a breakfasting table, has a lovely parquet floor and has a UPVC window overlooking the gardens to the rear.

There is access from the kitchen to the rear hallway.



REAR HALLWAY

With French doors opening onto the garden, there is access to the cloaks/WC and the area has a large storage cupboard. The rear hallway leads down to the utility room.

CLOAKS WC

Having a white suite, with WC and ceramic handbasin.

UTILITY ROOM

8'1" x 9'4" (2.48 x 2.86)

Very useful, additional space. Currently fitted with floor cabinets and having plumbing for an automatic washing machine. The room has a UPVC window to the side.

FIRST FLOOR

LANDING

Leading to all three bedrooms and the bathroom/wc. There is a built in storage cupboard and access to the attic area which is insulated and part boarded.

BEDROOM ONE

13'2" x 11'4" (4.03 x 3.46)

A generous double bedroom, having a UPVC window to the front aspect and alcoves to each side of the chimney breast.

BEDROOM TWO

11'6" x 10'11" (3.51 x 3.33)

A further well proportioned double room, also having a UPVC window to the front aspect.

BEDROOM THREE

11'6" x 10'8" (3.51 x 3.27)

The third bedroom is also, very well proportioned, this time overlooking the rear aspect with a UPVC window.

BATHROOM/WC

Fitted with a white suite to include a panelled bath, pedestal handbasin and WC. There is a mains fed over the bath shower with fitted screen. The room has been finished with ceramic tiling and has an attractive vinyl floor and UPVC window to the rear aspect.

EXTERNALLY

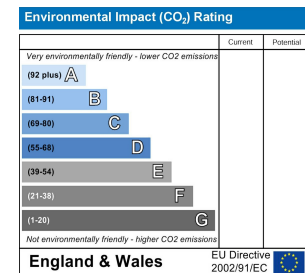
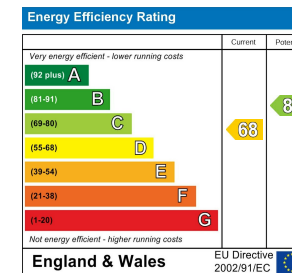
The property sits on a corner plot, with beautiful, wrap around gardens. Immaculately kept, the gardens have been well planned and offer a host of colourful flowering rose bushes, plants and shrubs.

A block paved driveway allows for off street parking for three vehicles and there is also a generous GARAGE (measuring 7.02 meters by 3.30 meters) and has an up and over door, light and power.

The garden to the rear is mainly laid to lawn and is enclosed by fencing and established hedging. There is a handy outside water tap and block paved patio seating area in which to enjoy the best of the weather.

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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