



Ann Cordey
ESTATE AGENTS
FOR SALE
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41 Lakeside, Darlington, DL1 5TH
Offers In The Region Of £365,000



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Must be viewed, this FOUR BEDROOMED detached property has lots to offer both inside the accommodation and out. The property has been much improved by the current owners with great consideration and thought been given to the upgrade. The generous home boasts a separate lounge with log burner stove which leads through to a superb open plan kitchen, dining and living space with a built in media wall with gas fire and an ingenious and discreet utility cupboard.

To the first floor there are four bedrooms, all well proportioned and a family bathroom/WC. Externally the property enjoys views over open green space to the front and has a driveway for off street parking and a GARAGE.

The rear garden is a very good size and is enclosed with fencing. It has been landscaped and is a great entertaining space. With outside kitchen and bar area and purpose built gazebo with hot tub and wiring for TV. There is ambience LED lighting and the original coal house provides further storage.

The location is ideal for access to well regarded local schools. There is excellent road links to the A1M and A66 and the historical South Park is close by. The property is in ready to move into order and available with no onward chain. Warmed by gas central heating and being fully double glazed.

TENURE: Free hold
COUNCIL TAX: D

RECEPTION HALLWAY

A smart composite entrance door opens into the spacious and welcoming hallway which has stripped and polished floorboards and an oak and glazed staircase to the first floor. There is also a useful understairs storage cupboard.

LOUNGE

13'1" x 9'4" (4.01 x 2.87)

Enjoying an outlook over open green space and trees to the front the lounge is a sizeable reception room. The floorboards are again stripped and polished and there is a feature fireplace as a focal point of the room with a log burning stove to cast a cosy glow. There is an open access to the rear of the property and the kitchen, dining and living space.

KITCHEN, DINING & LIVING

25'5" x 20'4" (7.75 x 6.22)

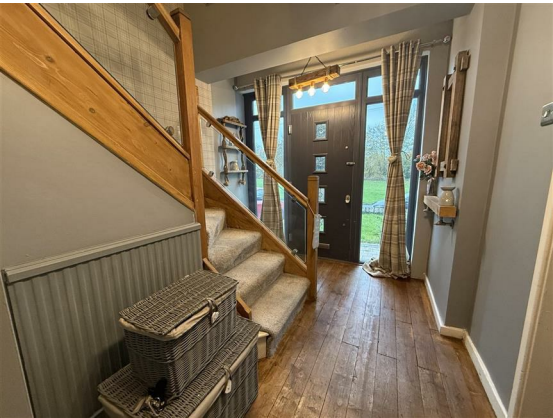
A superb open plan social space. Having been planned and executed with great thought and attention. The kitchen has an ample range of white gloss cabinets with a large centre island making a statement within the space. The warm tones of the solid wood worksurfaces compliment the stripped wooden floorboards and the freestanding range cooker is at the heart of this area. A discreet panel allows access to an igneous utility cupboard which is of a good size and has plumbing for an automatic washing machine, dishwasher and space for a tumble dryer.

Moving towards the rear of the room there is more than enough space for a family dining table and soft seating focused around the built in media wall with TV fittings and a built in gas living flame fire. The room is light and bright with French doors and glazed side panels leading out to the rear garden and velux windows throwing natural light around the room.

FIRST FLOOR

LANDING

The landing leads to all four bedrooms and to the bathroom/WC and there is access to the attic area which has a pull down ladder, light and is boarded. The landing is a lovely feature in itself with a window to the front aspect.



BEDROOM ONE

14'11" x 12'11" (4.57 x 3.95)

The principal bedroom of the home is a generous double bedroom and is dual aspect to the front and side the room also benefits from a range of fitted wardrobes.

BEDROOM TWO

12'11" x 11'6" (3.95 x 3.52)

Bedroom two is also a double room this time overlooking the rear aspect.

BEDROOM THREE

11'1" x 9'6" (3.40 x 2.90)

A third double bedroom again overlooking the rear.

BEDROOM FOUR

9'4" x 9'1" (2.87 x 2.79)

A good sized fourth bedroom, currently used as a home office having a dormer window to the front aspect.

BATHROOM/WC

Fitted with a white modern suite comprising of panelled bath with over the bath mains fed shower. The hand basin is within a pedestal handbasin and the room has been finished with ceramic tiling in neutral tones and there is a window to the rear.

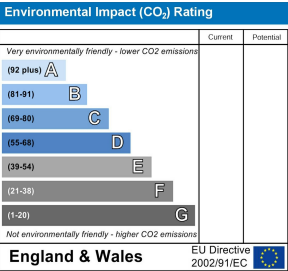
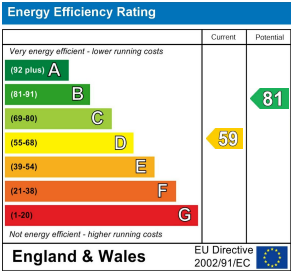
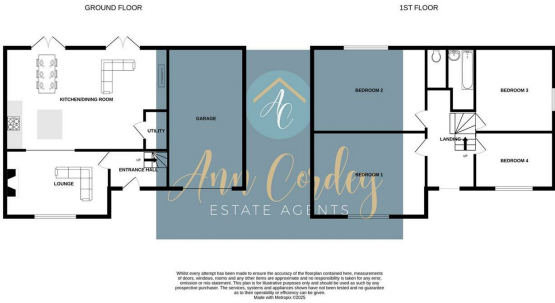
SEPARATE WC

With low level WC and a window to the rear.

EXTERNALLY

Externally the property occupies a generous elevated position and has the advantage of an open outlook to the front. The front garden is open plan and mainly laid to lawn with a block paved driveway for off street parking and this is in addition to a single GARAGE which has double timber gates, light and power.

There is a single gate access at the side which leads to the rear garden which has been landscaped and well planned. There are multiple entertaining and seating areas including a bar and outdoor kitchen including pizza oven, multi oven and BBQ. There is also a covered hot tub area with power and fittings for a TV. The rear garden is quite private and attracts a great deal of sun. Laid to lawn with paved patio and pathways with ambience lighting. There is also external electrics and the original integral coalhouse offers additional storage and houses the central heating boiler. There is also a log store to the side.



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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