



## **392 CONISCLIFFE ROAD, DARLINGTON, COUNTY DURHAM, DL3 8AG**

**£495,000**

Positioned within one of the most desirable location in Darlington's West End. Having FOUR well proportioned, double bedrooms, Three Bathrooms, Two living, reception areas, Superb open plan kitchen/diner with walk in pantry area. The property boasts state of the art mood lighting and electronic blinds.

Immaculately presented and decorated throughout with great taste, flair and a clever mix of



Upgraded thoughtfully, and with great attention to detail paid by the current owners, the property offers everything that you would desire and need from a family home.

There are four double bedrooms, the master having en-suite facilities, bedroom two and three are serviced by a 'Jack & Jill' Shower room en-suite, with the exquisite house bathroom making a stunning feature in it's own right with roll top stand alone bath, and separate walk in shower.

Designed around functionality and a strong social element, the open plan Kitchen, dining and seating area to the rear of the property has two sets of bi-fold doors that open to access a large patio terrace with BBQ area, which in turn leads down to, and enjoys views of the private rear garden.

There is a bespoke, secure, timber and UPVC glazed out building, which has been used a games room, summerhouse and gym over the years and is now lending itself as a convenient home office, with heat, light and power. In addition there is a further timber storage shed, and a single integral garage. Plenty of parking is on hand as the driveway is block paved.

Coniscliffe Road is ideally placed, with access to excellent local schools. Darlington's town centre is not far away, to either walk or drive. There is a regular local bus service and the A1M and A66 transport links are easily accessible with the market town of Barnard Castle being within easy reach also. The local parade of shops at Mowden, offers a host of shops, including a supermarket and bakery.

#### RECEPTION HALLWAY

From entering through the smart, entrance door into the reception hallway, you have arrived somewhere special. The exposed brick wall sets the tone of the stylish decor that is on offer around the home, and the feeling of space is evident. With staircase leading the first floor, there is a useful understairs cloaks/storage cupboard. The flooring is hardwooding LVT with recessed LED floor lighting under this area with light and picking out the warm tones of the brick. The hallway accesses the lounge, and leads down to the rear of the property and the Kitchen/Diner.

#### LOUNGE

17'07" x 13'06" (5.36m x 4.11m)

A well proportioned, and formal reception room. Having the advantage of a walk in, UPVC bay window to the front aspect, with fitted blinds. Again, there is practical and hardwooding flooring. The room is tastefully decorated, and also has throwing light from the corners of the room. A stunning feature fireplace is at the heart of the room, and the living flame gas fire casts a cosy glow.

#### GARDEN ROOM/ DINING AREA

20'10" x 20'05" (6.35m x 6.22m)

This superb open plan space is simply perfect for the demands of family living. Lending itself perfecting to practicality, function and design. The room is light and bright, having, two sets of bi-fold doors opening onto a large sun terrace. Tastefully decorated, the space easily accommodates a large family dining table. The soft seating area is focused around the open cast fireplace with working fire, the real heart of this home. The traditional feel is coupled with bespoke mood lighting and electronic blinds. The floor flows through the room and leads in to the open plan kitchen area. A perfect place to enjoy the company of friends and family, or to sit and look out onto the delightful rear garden.

#### KITCHEN

17'01" x 7'01" (5.21m x 2.16m)

Open plan, leading from the garden room and dining area. The kitchen has been well planned and offers an ample range of quality wall, floor and drawer cabinets which is complimented perfectly and warmed by the solid wood work surfaces with textured sink. A host of quality integrated appliances include electric oven, extractor hood and 5-ring gas hob. There is a full size integrated dishwasher within the kitchen area also. The room has been finished with grey ceramic tiled splashbacks. There is access from the kitchen to the walk in pantry, utility area.

#### PANTRY/UTILITY

A handy addition to any home, this walk in pantry area offers easy accessible storage with fitted shelves. There is also plumbing for an automatic washing machine. Leading through the ground floor cloaks/WC.

#### CLOAKS/WC

A must in any home, the useful ground floor WC has been refitted with a white suite to include low level WC and wall mounted electric hand dryer and ceramic hand basin. There is UPVC window to the side aspect.

#### FIRST FLOOR

#### LANDING

A functioning area in its own right. The landing area is sizeable, and had been staged with a soft chair, it would make for a pleasant reading area, or office space if required. Leading to all of the four bedrooms and the house bathroom/WC.

#### BEDROOM ONE

14'09" x 11'09" (4.50m x 3.58m)

The principal bedroom of the home, is well proportioned. Having the advantage of a walk in UPVC bay window which over looks the front aspect, taking in views over open countryside. Tastefully decorated with a bespoke headboard and lighting. There is a full wall of sliding fitted wardrobes and the room boasts en-suite shower facilities.

#### BEDROOM ONE EN-SUITE

Ingenuously configured to allow for a single shower cubicle with mains fed shower. There is a wall mounted ceramic hand basin with mirror and a low level WC. The room has been finished with high gloss ceramic tiles in grey tones.

#### BEDROOM TWO

12'06" x 10'03" (3.81m x 3.12m)

With a UPVC window to the side aspect with bespoke window screening. A sizeable double bedroom, with laminate flooring, tasteful decor and having ensuite (jack & Jill) facilities.

#### JACK & JILL SHOWERROOM/WC

Refitted with a modern, contemporary suite to include a large corner shower cubicle with mains fed shower, the wall hung hand basin allows for space, and there is a low level WC. The room has been fully tiled with ceramics, in grey tones, the addition of mosaic to add interest. There is a shaver/charger point and the room has a UPVC window to the rear aspect, and a door leading to bedroom three.

#### BEDROOM THREE

7'10" x 13'10" (2.39m x 4.22m)

A further well proportioned double bedroom, enjoying en-suite facilities. With laminate flooring and having the advantage of a UPVC window which enjoys the tranquility of being to the rear aspect.

#### BEDROOM FOUR

11'05" x 11'02" (3.48m x 3.40m)

The remaining fourth bedroom, as expected is a generous double. Having a dormer window to the front aspect and laminate flooring. There is plenty of storage on offer via a built in single cupboard and further storage to the eaves.

#### BATHROOM

The stand alone roll top bath commands attention at the heart of this room, with exquisite and traditional styling, this generous area is able to accommodate two pedestal hand basins, a large walkin shower cubicle and low level WC perfectly. The white ceramic tiled back drop allows the statement flooring to make the impact. The room is crisp and clean and simply stunning. Two UPVC windows to the rear allow for a great deal of natural light to enhance the room further.

There is a large storage cupboard with shelving and a shaver charging point, and vertical radiator.

#### EXTERNALLY

The property sits away from the road behind a small brick built wall. With a large block paved area, which allows for off street parking for several vehicles. Interest is added by a raised border, which is well stocked with a host of established plants and shrubs.

The single, integral GARAGE measures 20'01"x 8'00" the central heating boiler is situated here and there is light and power.

The rear garden is accessed via single gate to the side. As with the rest of the home, the garden has been designed for the very best use of as a social space to enjoy and entertain. The large patio terrace sits just outside of the bi fold doors that lead from the kitchen. It has been paved, and has a BBQ station and wall mounted ceramic butler sink. In addition there is a log and bin store.

With steps down to a slate chipping pathway and leading the a large timber storage shed, a trellis is home for an established climbing plant which screens this area from the lawn.

To the rear of the garden is a further decked patio seating area, in which to enjoy the garden from a different aspect. This patio area is adjacent to the bespoke outbuilding which measures 17'07" x 10'03" and has heating, UPVC windows and door, is fully secure with laminate flooring and currently used as home office.

The mood lighting present in the home has been extended to the garden, and once the sun goes down the lights come on, and makes for a pretty and private setting.

Our feeling is that the words above used to describe this magnificent property have only gone some way , and that viewing is highly recommended to truly feel and appreciate the accommodation that is on offer.

**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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