



Ann Cordey
ESTATE AGENTS

5 Hillside Road, Darlington, DL3 8HB
Guide Price £399,950



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Offering versatile and spacious accommodation this THREE DOUBLE BEDROOMED residence needs to be viewed to be fully appreciated. Having been a much loved family home for a number of years and upon inspection of the property you will see why. A great amount of care and attention has been taken with the planning and use of the accommodation to create a home that flows superbly and offers the versatility of multi-generational living if required along with ample space for a growing family.

The location within a small cul-de-sac offers tranquillity with the convenience of having Darlington's town centre a walk away. There are also regular bus services and excellent road links towards the A1M, Teesside and Barnard Castle. There is also ease of access to the well regarded schools of the area.

The property would suit a host of buyers and early viewing is highly encouraged.

From entering the reception hallway the feeling of space is evident with high ceilings and tasteful decor in neutral 'Farrow & Ball' tones. The ground floor accommodation comprises of a formal lounge with feature fireplace and an electric log burning stove, a second, more cosier sitting room which over looks the front aspect and again with a fireplace this time with a gas stove. The kitchen has an ample range of quality cream cabinets and leads through to an impressive garden room which runs the length of the rear of the home and is an ideal spot to take in the gardens whatever the weather. There is a double bedroom to the ground floor serviced by a bathroom/wc with electric over the bath shower.

To the first floor there are two well proportioned bedrooms and a shower room/WC., large landing space with walk in cupboard Externally there are gardens to the front and rear. The front garden being enclosed and having a block paved driveway for off street parking for two vehicles. The rear garden can be accessed from both sides of the property with a single gate to one side and double timber gates to the other. Leading down to the rear garden from the double gates leads to a detached Garage which has an apex roof, personnel door and window, light, electric and plumbing for a washing machine.

The rear garden has been landscaped with a paved patio seating area and pathways that edge the lawn. The garden beds are mature and well stocked with an abundance of flowers and shrubs to add colour and interest throughout the seasons. In addition there are two timber summerhouses in which to enjoy the space.

TENURE: Freehold
COUNCIL TAX:

RECEPTION HALLWAY

The entrance door opens into the welcoming reception hallway which has a staircase to the first floor and access to the lounge, sitting room, kitchen bathroom/wc and ground floor bedroom. There is also a handy understairs storage cupboard.

LOUNGE

14'9" x 15'10" (4.5 x 4.85)

A spacious reception room with an attractive feature fireplace with electric stove at it's heart. The room has window to the side and double doors accessing the garden room.

SITTING ROOM

14'4" x 14'2" (4.38 x 4.32)

A second reception room with a bay window overlooking the front aspect. There is a fireplace with a gas stove to cast a cosy glow when needed.

KITCHEN

13'6" x 10'4" (4.12 x 3.16)

A sizeable room, well planned with an ample range of cream, wall, floor and drawer cabinets complemented by contrasting black worksurfaces with textured sink. There is a window to the side and a door leading through to the garden room. The integrated appliances include a dishwasher and washing machine.

GARDEN ROOM

19'1" x 8'8" (5.84 x 2.66)

An impressive space currently accommodating a large family dining table. Light and bright with three sky lights, and large windows overlooking the rear garden and with a door opening to the garden at the front and further Upvc door to the side.



BEDROOM ONE
15'10" x 12'0" (4.85 x 3.66)

A well proportioned double bedroom benefitting from fitted wardrobes and overlooking the front aspect.

BATHROOM/WC

Comprising of a white suite with panelled bath and electric over the bath shower, the handbasin and WC are positioned within an ample range of vanity storage cabinets . The room has been finished with neutral tongue and groove and practical upvc panelling with further storage via wall mounted cabinets with down lighting.

FIRST FLOOR

LANDING

The landing leads to both bedrooms and to the shower room/WC. There is also access to the attic area and there is a large walk in cupboard with light and power and that is currently used as a hobby room.

BEDROOM TWO
11'6" x 10'9" (3.53 x 3.29)

The principal bedroom of the home is a sizeable double bedroom and has the benefit of a full wall of fitted wardrobes. There is also access to the void of the eaves which provides generous storage space. This bedroom overlooks the front aspect.

BEDROOM THREE
10'2" x 10'0" (3.10 x 3.07)

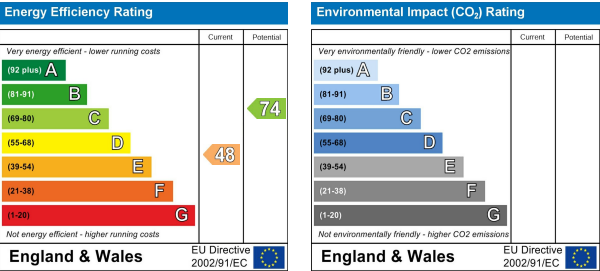
The third bedroom is also a double bedroom and again with fitted wardrobes and also having access to the generous storage in the eaves. This room overlooks the side aspect

SHOWER ROOM/WC

Upgraded and fitted with a modern suite with corner shower cubicle with mains fed shower, pedestal hand basin and low level WC. The room has been finished with practical and attractive wall panelling and tasteful decor.

EXTERNALLY

There are gardens to the front and rear. The front garden is enclosed by And has a driveway for two vehicles this is in addition to a single garage (which measures) and has an up and over door, light and power and storage to the apex roof. The rear garden is a beautiful space with well planned landscaping and lovingly maintained. There are various area of interest with a paved patio area and mature borders edging the lawn. The summerhouse is a lovely space in which to enjoy the garden whether rain or shine.



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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