



Ann Cordey
ESTATE AGENTS

28 Dene Grove, Darlington, DL3 9LU
Offers In The Region Of £275,000



28 Dene Grove, Darlington, DL3 9LU

This individually designed TWO BEDROOMED detached bungalow occupies a private position within the Denes/Cockerton area of Darlington and is ideally placed for a host of amenities and excellent transport links.

The property is well maintained and immaculately presented and is in ready to move into order with a spacious and versatile layout. All of the rooms are well proportioned and, there are two sitting rooms, and upgraded kitchen and modern bathroom with separate WC. Both bedrooms are double rooms with the master bedroom having a large range of fitted wardrobes and dressing table.

Occupying a generous plot the property has gardens to the front, side and rear. There is also a driveway which allows for off street parking for several vehicles this is in addition to the garage (which measures 6.14 x 3.22) and has light and power and a electric door.

RECEPTION HALLWAY

A smart composite door opens into the welcoming reception hallway which has a useful built in cloaks cupboard.

SEPARATE WC

Upgraded with a low level WC in a white gloss unit. The room has a window to the side and is tiled.

BATHROOM

With a panelled bath, with an over the bath mainsfed shower. The handbasin is positioned within a vanity unit and the room is fully tiled.

LOUNGE

18'1" x 12'5" (5.52 x 3.79)

The lounge is a generous room overlooking the rear garden an electric fire on a marble hearth provides a focal point and a door from this room leads to a second sitting room or formal dining room.

DINING ROOM

13'6" x 13'2" (4.12 x 4.02)

A further good sized reception room also overlooking the rear aspect with a door leading to the kitchen. The room can easily accommodate soft seating and a dining table.

KITCHEN

16'7" x 9'5" (5.06 x 2.88)

The kitchen has been well planned and refitted with a quality range of white gloss, wall, floor and drawer cabinets with contrasting black worksurfaces with textured sink. The integrated appliances include an electric double oven and induction hob and there is also plumbing for an automatic washing machine and dishwasher . The room is of a good size and can also accommodate a dining table. There is a window to the side which overlooks the tree tops of Dene park and a further window to the rear and a UPVC door opens onto the garden.

BEDROOM ONE

13'10" x 13'0" (4.24 x 3.97)

A generous master bedroom overlooking the rear aspect with a range of fitted drawers and wardrobes.

BEDROOM TWO

13'8" x 13'0" (4.17 x 3.97)

A further generous second double bedroom with a full range of fitted wardrobes, drawers and dressing table. This room overlooks the front aspect.



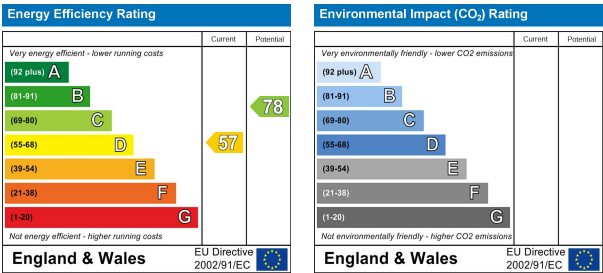
EXTERNALLY

Occupying a private position enclosed by fencing. There are double gates allowing for off street parking for several vehicles this is in addition to a detached brick built GARAGE (which measures 6.14 x 3.22m) and has light and power and electric roller door. There is also a personnel door from the garage to the garden.

The garden wrap around the property with paved frontage, easy maintained slate chippings to the side which leads to the rear garden which is laid to lawn and edged by borders which are well stocked with mature plants and shrubs. The garden is quite private and not directly overlooked.

The property is warmed by gas central heating and is fully double glazed. Ideally placed within walking distance to Darlington town centre and Cockerton Village.

TENURE: Freehold
COUNCIL TAX: C



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com



