Ann Cordey
ESTATE AGENTS

54 Meadowsweet Lane, Darlington, DL1 1GX

Offers In The Region Of £249,950

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This modern FOUR BEDROOMED detached residence offers spacious accommodation with the current vendor having enhanced the ground floor living space by converting the garage to a third reception room. The original layout of the home allowed for light, bright and generous rooms with a large lounge to the rear of the property enjoying views of the garden through French doors.

The kitchen is of a good size and boasts ample units along with space for a handy centre island. There is also a formal dining room and the converted garage room which is currently used a children's playroom. A convenient ground floor WC completes the accommodation to this floor.

To the first floor there are four double bedrooms, the master bedroom benefitting from fitted wardrobes and en-suite facilities. All of the other bedrooms are serviced by a modern bathroomWC.

Externally the property occupies a very pleasant position overlooking an open green and nature reserve to the front. The driveway has been widened and allows for off street parking for two vehicles There is access to at the side of the property to the rear garden which is of a very good size and attracts a great deal of the sunshine. A gazebo has been added by the current vendors to enjoy the space whatever the weather and there is an outside electric point and a useful timber storage shed.

The location is ideal too being within walking distance to the town centre and Darlington's train station. There is access to local shops and schools also. Regular bus services along Haughton Road and excellent transport links. The property is warmed by gas central heating and is double glazed and also enjoys the remainder of the NHBC guarantee.

TENURE: Freehold
COUNCIL TAX:

RECEPTION HALLWAY
An attractive composite door opens into the reception hallway which has a practical laminate floor and leads to all of the ground floor accommodation and has the staircase to the first floor.

CLOAKS/WC
With low level WC and handbasin

LOUNGE
16'6" x 11'11" (5.05 x 3.65)
A welcoming reception room flooded with light through the French doors which open onto the rear patio. The room has fitted media shelves and an LVT floor.

DINING ROOM
10'0" x 8'9" (3.05 x 2.69)
A formal dining room easily accommodating a family size table and having a window to the front aspect.

KITCHEN
14'0" x 9'2" (4.29 x 2.80)
Well planned and fitted with an ample range of wall, floor and drawer cabinets with complementing worksurfaces and stainless steel sink unit. The integrated appliances include an electric oven and gas hob and there is a handy centre island at the heart of the room. There is a window overlooking the rear garden and a door opening to the side of the property into the rear garden.

PLAY ROOM/HOME OFFICE
8'4" x 4'11" (2.56 x 1.52)
Converted from the original garage the room offers versatile space. Currently used as a children's play room it could make a great home office or snug. The room overlooks the front aspect and has a built in utility cupboard with plumbing for an automatic washing machine.

FIRST FLOOR

LANDING
Leading to all four double bedrooms and to the bathroom/WC. There is also a built in cupboard housing the hot water tank and there is access to the attic space which is boarded.

BEDROOM ONE
11'4" x 10'8" (3.47 x 3.27)
A generous master bedroom with a window to the rear aspect and having the benefit of wardrobes and ensuite facilities.

ENSUITE
With single shower cubicle with mains fed shower, pedestal handbasin and WC.

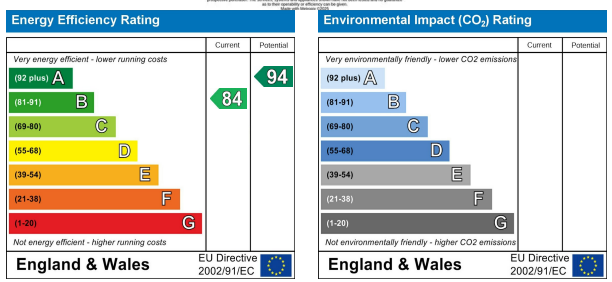
BEDROOM TWO
13'11" x 8'6" (4.26 x 2.61)
A second double bedroom overlooking the rear aspect.

BEDROOM THREE
9'6" x 10'10" (2.91 x 3.32)
The third bedroom is also a double room overlooking the front aspect.

BEDROOM FOUR
9'7" x 8'0" (2.93 x 2.46)
Bedroom four also overlooks the front aspect.

BATHROOM/WC
Comprising of a white suite with panelled bath with hand held shower mixer, pedestal handbasin and WC. The room has been fished with tiled surrounds and has window to the side.

EXTERNALLY
The property has the advantage of overlooking open space to the front which is a pretty aspect. The drive has been widened to allow for off street parking for two vehicles. There is a side gate for access to the rear garden which is of a good size and mainly laid to lawn with a decked patio area under a purpose built gazebo. To the rear of the garden there is a barked children's play area. The garden is enclosed by fencing and attracts a great deal of the summer sunshine with outside electrics, water tap and a useful timber storage shed.



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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