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ESTATE AGENTS

1 Glaisdale Court, Darlington, County Durham, DL3 7AD

Guide Price £650,000



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This outstanding family home has been built to exacting standards and enhanced further by the current vendors to offer luxurious family accommodation. The property occupies a generous gated plot within the heart of Darlington's prestigious West End. From entering the property the feeling of space is evident as you are welcomed into a sizeable hallway. The ground floor accommodation boasts three reception rooms, an exquisite kitchen and a handy utility room and convenient cloaks/WC. To the first floor there are five bedrooms, four of which are double bedrooms and two having ensuite facilities. Bedroom five is a single room which has been fitted with a range of wardrobes and is currently used as a walk in dressing room. A family bathroom with stand alone bath and separate shower cubicle completes the accommodation to this floor.

The property sits in wrap around gardens enclosed by a brick built wall and electric entrance gates. The front has an expanse of block paving allowing for off street parking for several vehicles and there is also a larger than average, purpose built double GARAGE. The remainder of the front garden is laid to lawn with a mature tree and hedging.

The rear garden has been landscaped with quality Indian sandstone patio edging the lawn to the front and side. The rear garden is enclosed by fencing and again established hedging.

The location within the West End offers the best of both worlds with the property being at the head of a development of executive homes and enjoying ample garden space and parking. Darlington's town centre is only a walk away along with several well regarded schools. There are regular bus services and excellent transport links towards Teesside, the A1M and A68.

The property is immaculately presented and boasts stylish and quality fittings throughout viewing is highly encouraged. Warmed by gas central heating and being fully double glazed.

TENURE: Freehold
COUNCIL TAX:

RECEPTION HALLWAY 17'6" x 11'1" (5.35 x 3.40)

The reception hallway is most welcoming and of a good size with a return staircase to the first floor making a lovely feature. An attractive LVT floor starts within the hallway and runs throughout the ground floor.

CLOAKS/WC Comprising of a quality suite with handbasin within a vanity storage cabinet and low level WC.

LOUNGE 18'4" x 17'3" (5.60 x 5.27)

The formal lounge is well proportioned also and has a striking stone fireplace at it's heart. The LVT floor has been continued and the room is tastefully decorated and has windows to the front aspect.

SITTING ROOM 15'4" x 13'10" (4.68 x 4.22)

A cosier reception room having a marble fire surround with gas living flame fire to cast a cosy glow. There is a window to the front aspect and French doors leading out to the rear garden.

DINING ROOM 11'4" x 10'7" (3.47 x 3.25)

A generous room easily accommodating a large family dining table. The room has French doors also opening onto the garden and is open plan to the kitchen.

KITCHEN 18'6" x 8'11" (5.65 x 2.72)

The kitchen offers an ample range of bespoke painted cabinetry with illuminated display cabinets, downlighting and mirrored tiled surrounds. The striking granite worksurfaces with an undermount sink compliment the cabinets perfectly and the electric range master stove completes the feel of quality and style within the room. The kitchen has a window to the side, French doors to the garden and a door to the hallway which in turn leads to a handy utility room.



UTILITY

With fitted cabinets and worksurfaces, fridge freezer, microwave and plumbing for an automatic washing machine. The utility room has a door to the side aspect.

FIRST FLOOR

LANDING

The galleried landing leads to all five bedrooms and to the bathroom/WC and has a window to the front aspect.

BEDROOM ONE

17'5" x 14'3" (5.31 x 4.35)

The principal bedroom of the home is a generous master suite with concealed wardrobes and en-suite facilities. Tastefully decorated and having two windows to the front aspect.

ENSUITE

With a large walk in shower cubicle with mains fed shower, wall hung hand basin and low level WC. The room has been finished with travertine tiling with mirrored mosaic borders.

BEDROOM TWO

15'4" x 10'2" (4.69 x 3.12)

Bedroom two is another sizeable double room overlooking the front aspect and also benefiting from ensuite facilities.

ENSUITE

Shower cubicle with mains fed shower, handbasin and WC. The room has been finished with neutral ceramics.

BEDROOM THREE

11'6" x 11'3" (3.51 x 3.44)

A third double bedroom with fitted sliding door wardrobes. Bedroom three overlooks the rear aspect.

BEDROOM FOUR

10'0" x 11'8" (3.06 x 3.58)

The fourth double bedroom also overlooks the rear aspect.

BEDROOM FIVE

8'11" x 7'0" (2.74 x 2.14)

A single bedroom which has been fitted with floor to ceiling wardrobes and currently used as a dressing room.

BATHROOM/WC

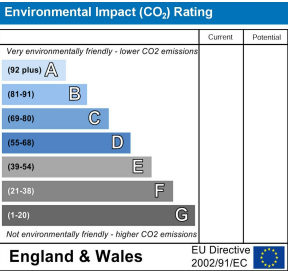
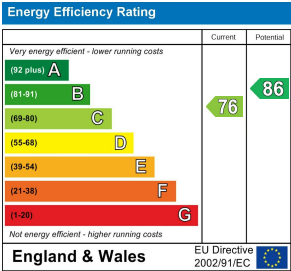
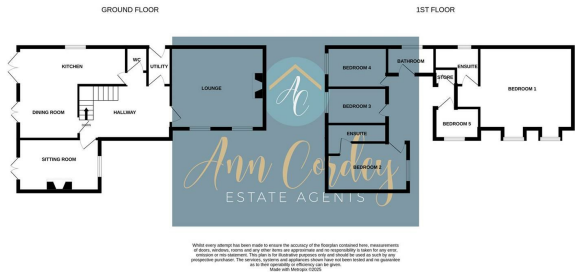
With a statement stand alone bath and separate shower cubicle with mains fed shower. The handbasin has a waterfall tap and there is a low level WC. Stylish monochrome fittings and neutral tiling complete the room which has a window to the rear.

EXTERNALLY

The property sits in a generous corner plot with wrap around gardens. The front of the property is enclosed by a brick built wall and electric wrought iron gates. There is an expanse of block paving which allows for off street parking for several vehicles. A purpose built, larger than average garage (measures 5.53 x 5.52m) and has an electric roller door and a personnel door to the rear. The rear garden has been landscaped and boasts quality Indian sandstone patio which edges the lawn. The rear garden is enclosed by fencing and established hedging. There is also a convenient outside water tap and electric point.

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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