

13 Duke Street, Darlington, County Durham, DL3 7RX

Tel: 01325 488433

Email: sales@anncordey.com www.anncordey.com





## 7 JOHNS GARTH, DARLINGTON, DL2 2WH

## Offers In The Region Of £325,000

Johns Garth is an immaculately presented and extensively upgraded four-bedroom detached family home, ideally positioned within the highly sought-after West Park area of Darlington.

Set within a peaceful private cul de sac, this impressive property occupies a generous plot, with a beautifully landscaped rear garden that is not overlooked. The home has been meticulously improved by the current owners, offering spacious and versatile accommodation throughout. With a detached garage and driveway to the rear, and easy access to local amenities, schools, and commuter links, this is a home that perfectly balances style, comfort, and practicality.

Upon entering the property, you are greeted by a welcoming hallway that sets the tone for the stylish and well-maintained interiors found throughout. To the front of the property lies a bright and generously sized lounge, perfect for relaxing and entertaining. Large windows allow plenty of natural light to flood the room, while neutral décor and quality flooring create a calm, contemporary feel. Adjacent to the hallway is a versatile home office, ideal for remote working, studying, or use as a playroom or snug depending on your family's needs.

The real heart of the home is the open-plan kitchen and dining area to the rear. This space has been thoughtfully designed and upgraded to provide both functionality and style, with a





Upstairs, the first floor offers four generously proportioned bedrooms, each tastefully decorated and well-lit. The principal bedroom features fitted wardrobes and benefits from a contemporary en suite shower room, complete with stylish tiling and modern fixtures. The remaining three bedrooms are all spacious, offering flexible accommodation for family members or guests. These are served by a sleek family bathroom, comprising a panelled bath with separate shower cubicle, wash basin, and WC, all finished to a high standard.

Externally, the property is situated on a larger-than-average plot, providing ample outdoor space while still maintaining privacy and ease of maintenance. The rear garden is not overlooked and has been landscaped to include a lawned area, established borders, and a paved patio—ideal for al fresco dining or simply enjoying the peace and quiet. A real highlight of this home is the detached garage and driveway located to the rear, offering secure parking and additional storage options, accessed via a private road.

Located in the popular and family-friendly West Park development, this property enjoys excellent access to a range of local amenities including schools, supermarkets, a pharmacy, a GP surgery, and beautiful open green spaces such as West Park Nature Reserve. The nearby A1(M) provides easy connections to the wider region, making it a convenient base for commuters.

In summary, 7 Johns Garth is a superb example of a high-quality, move-in-ready family home in a sought-after location. Offering space, privacy, and a contemporary finish throughout, early viewing is strongly recommended to avoid disappointment.

LOUNGE 13'7" x 10'11" (4.15 x 3.35)

KITCHEN/DINING/FAMILY AREA 23'3" x 12'5" (7.11 x 3.79)

**STUDY/HOME OFFICE** 7'5" x 7'2" (2.27 x 2.20)

UTILITY 6'7" x 5'5" (2.01 x 1.66)

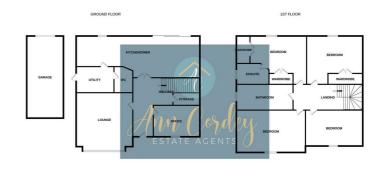
MASTER BEDROOM 14'2" x 12'7" (4.34 x 3.85) EN SUITE 7'1" x 6'2" (2.17 x 1.90)

BEDROOM TWO 12'7" x 8'11" (3.85 x 2.72)

BEDROOM THREE 10'11" x 9'8" (3.35 x 2.97)

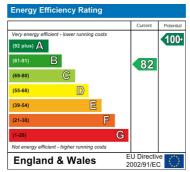
BEDROOM FOUR 14'2" x 7'5" (4.34 x 2.27 )

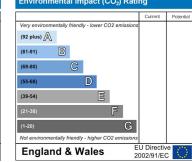
BATHROOM 7'7" x 6'4" (2.33 x 1.95 )



writing every attempts not been made to ensure the accuracy of the incorporational order, involuntially of doors, willowed, solven and any offer items are opportunated and ne reportunibility is black for any encoensistion or resi-statement. This plan is for institutionly purposes only and should be used as such by any prospective purchase. The services, systems and appliances shown have not been tested and no guarante as to their operatibility or efficiency can be given.

Made with Netheropic COUTS





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.







