



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 range of units, integrated appliances, generous worktop space, and a dedicated dining area. Bifold doors open out directly onto the rear garden, allowing for a seamless connection



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)



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The prospective purchaser should verify the accuracy of the description and measurements before making any offer or entering into any contract. The vendor, its agents and the estate agent accept no liability for any error, omission or misstatement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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