



Ann Cordey
ESTATE AGENTS

5 Idaho Gardens, Darlington, DL1 2RG
Or Nearest Offer £250,000



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Occupying a very pleasant position within a cul-de-sac location, the instant kerb appeal of this THREE BEDROOMED detached residence is undeniable and sets the tone for the accommodation within. Owned from new by the current vendors the property has been a much loved family home and has been upgraded and much improved over the years. The finish is modern and in ready to move into order with neutral decor and solid oak internal doors to the ground floor.

The dual aspect lounge/diner is light and bright overlooking the quiet cul-de-sac to the front and leading through to a conservatory from the dining area. A bespoke 'Durtona' kitchen has been well planned with an ample range of cabinets in a cashmere finish complemented perfectly by granite worksurfaces. A handy ground floor cloaks/WC completes the accommodation to this floor.

To the first floor there are three well proportioned bedrooms, two good sized double bedrooms and a further single room. The principal bedroom has a range of fitted wardrobes and overhead storage and bedroom two also has sliding mirrored door wardrobes. The family bathroom has been upgraded and comprises of a modern white suite with P shape bath and electric shower. The handbasin is positioned within a vanity storage cabinet and there is a low level WC. The room has been finished with easy to maintain upvc wall panelling.

There are gardens to the front and rear. The front garden is enclosed by wrought iron railings and has a paved driveway allowing for off street parking for up to three vehicles. This is in addition to a single integral GARAGE (which measures 5.25m x 2.64m) and has an up and over light and power. The South Facing rear garden is accessed via a single gate and has been landscaped with a paved patio seating area and gravel borders edge the lawn. There is a useful storage shed.

The property is warmed by gas central heating and is fully double glazed. The location is handy for walking distance to local schools and shops, including a post office and Asda and Morrisons supermarkets. There are regular bus services and excellent transport links towards the town centre and A1M, both North & South.

TENURE: FREEHOLD

COUNCIL TAX: C

ENTRANCE VESTIBULE

A smart composite entrance door opens into the entrance vestibule which leads to the cloaks/WC and has a door through to the reception hallway.

CLOAKS/WC

Fitted with a white suite and having a window to the front aspect.

RECEPTION HALLWAY

Leading to the lounge and kitchen and having the staircase to the first floor

LOUNGE & DINING ROOM

26'2" x 11'1" (7.99 x 3.40)

A spacious reception room, light and bright finished in neutral decor and having a bay window overlooking the front aspect and French doors opening into the conservatory. An electric feature fire suite adds a focal point to the room and casts a cosy glow.

KITCHEN

15'1" x 7'7" (4.61 x 2.33)

The kitchen comprises a quality range of modern, cashmere gloss cabinets by 'Durtona' and is complemented with striking granite worksurfaces with an undermount sink. Real attention to detail has been made with granite window cills also making a statement in the room. The integrated appliances include an electric oven and warming drawer microwave and gas hob. There is also a dishwasher and washing machine which are integrated and the freestanding fridge is also included in the sale. There is a door out to and a window overlooking the garden. The wall mounted central heating boiler is situated here also.

CONSERVATORY

9'10" x 9'6" (3.02 x 2.91)

A great addition to the home enhancing the ground floor accommodation further and a lovely space in which to enjoy views of the garden. The conservatory is UPVC framed and has French doors leading to the patio.

FIRST FLOOR

LANDING

The landing leads to all three bedrooms and to the bathroom/WC. There is also a built in linen cupboard.



BEDROOM ONE
12'7" x 12'5" (3.86 x 3.80)

The principal bedroom has an ample range of fitted wardrobes and overhead storage and overlooks the front aspect.

BEDROOM TWO
11'8" x 10'6" (3.58 x 3.21)

Bedroom two is a further double room this time with a free standing wardrobe included and overlooking the rear aspect. The access to the attic area is from bedroom two via a pull down ladder and the attic is insulated.

BEDROOM THREE
9'10" x 7'10" (3.01 x 2.40)

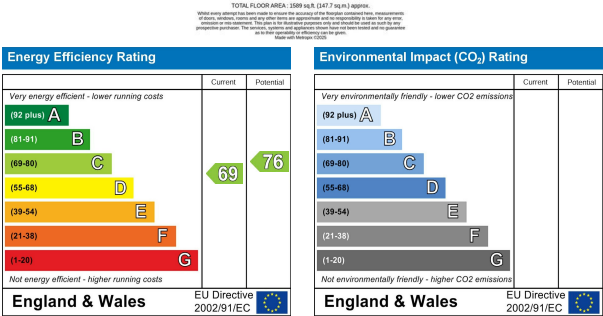
A single bedroom which overlooks the front aspect and has a large sliding door wardrobe and built in linen cupboard.

BATHROOM/WC

Refitted with a modern white suite which includes a P shape bath with electric shower, the hand basin is with a useful vanity storage cabinet and there is a low level WC. The room is finished with easy to maintain UPVC wall panelling and has a window to the rear aspect.

EXTERNALLY

There are gardens to the front and rear. The front garden is enclosed by wrought iron railings and has a paved driveway allowing for off street parking for up to three vehicles. This is in addition to a single integral GARAGE (which measures 5.25m x 2.64m) and has an up and over light and power and has storage to the roof. The rear garden is accessed via a single gate and has been landscaped with a paved patio seating area and gravel borders edge the lawn. The garden is south facing and has a convenient water tap.



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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