



Ann Cordey
ESTATE AGENTS

11 Kennard Road, Darlington, Durham, DL2 2XD
Offers In The Region Of £425,000



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Prepare to be impressed as you enter into this wonderful executive home. Built to exacting standards in 2022 by Thirteen Homes coupled with the fantastic attention to detail that the current vendors have shown with the decor and presentation that really showcases the home.

From entering the reception hallway the feeling of space is evident with all of the rooms in the property being well proportioned. There is a handy vestibule for coats and shoes and taking the clutter away from the main hallway. The hallway is very welcoming and leads to the lounge, study, utility room, kitchen and dining area with bi-fold doors opening onto the patio and accessing further social space. The room also leads to a garden room which has French doors opening to the patio also.

To the first floor there are five bedrooms, two of which boast en-suite facilities. The remaining three bedrooms are serviced by a sizeable bathroom/WC. Externally the front of the property is open plan with established borders and a side access to the rear garden. The rear garden is of a good size and is enclosed by fencing and mainly laid to lawn again with established borders to add colour and interest. The patio seating area is covered by a timber framed gazebo so the outside space can be enjoyed in all weathers.

The double garage measures (6.17m x 6.03m) and has light and power and has been used as a home gym. There are also two car parking spaces in front of the garage and a further two car parking spaces, making six parking spaces in all.

The family home offers generous and versatile accommodation and is in immaculate condition. Warmed by gas central heating and being fully double glazed and enjoying the remainder of the NHBC guarantee.

The location within the West Park area of Darlington is ideally placed for the local shops at West Park including the Marks & Spencer food hall and Aldi Supermarket. There is also access to Cockerton Village and great transport links towards the A1M (North & South) .

TENURE:
COUNCIL TAX:

ENTRANCE VESTIBULE

A composite opens into the entrance vestibule which has a tiled floor and an oak internal door into the reception hallway.

RECEPTION HALLWAY

A welcoming reception hallway which leads to all of the ground floor accommodation and has the staircase to the first floor.

CLOAKS/WC

Modern WC and Handbasin.

LOUNGE

15'3" x 13'2" (4.67 x 4.02)

A sizeable reception room which has been stylishly decorated and overlooks the front aspect.

STUDY

8'3" x 7'11" (2.52 x 2.43)

A versatile second reception room which can be used as second sitting room, play room or home office.

KITCHEN & DINING AREA

14'6" x 14'4" (4.42 x 4.38)

A very generous kitchen and dining space with bi-fold doors allowing access to the outside patio area and further social space. The kitchen comprises of an ample range of modern grey gloss cabinets with complementing work surfaces and a textured sink. The integrated appliances include an electric double oven and hob with extractor hood. There is also an integrated fridge/freezer and dishwasher. The room has a tiled floor and access to the garden room to the side.

GARDEN ROOM

13'6" x 7'5" (4.12 x 2.28)

A lovely room is which to enjoy views of the garden whatever the weather and with French doors opening onto the rear patio.

UTILITY ROOM

7'11" x 5'8" (2.42 x 1.74)

A handy addition to any family home the utility room has fixed worksurfaces with stainless steel sink unit and plumbing for an automatic washing machine with space for a tumble dryer. There is also a door to the side for access to the rear garden.

FIRST FLOOR

LANDING

The galleried landing is a feature within itself and leads to all of the five bedrooms and the family bathroom/WC. There is also a built in linen cupboard.



BEDROOM ONE
15'7" x 12'1" (4.75 x 3.69)

The principal bedroom of the home is very generous with fitted wardrobes and ensuite facilities and overlooking the rear aspect.

ENSUITE

With walk in shower with upgraded and stylish tiling, wall hung vanity cabinet and hand basin and low level WC.

BEDROOM TWO
13'6" x 11'11" (4.14 x 3.65)

A second double bedroom also overlooking the rear aspect with fitted wardrobes and ensuite.

ENSUITE

With shower cubicle with mainsfed shower, wall hung vanity unit and basin and low level WC.

BEDROOM THREE
12'4" x 9'0" (3.78 x 2.75)

A third double bedroom this time overlooking the front aspect.

BEDROOM FOUR
12'0" x 9'8" (3.68 x 2.95)

A well proportioned room overlooking the front aspect.

BEDROOM FIVE
10'3" x 9'8" (3.13 x 2.95)

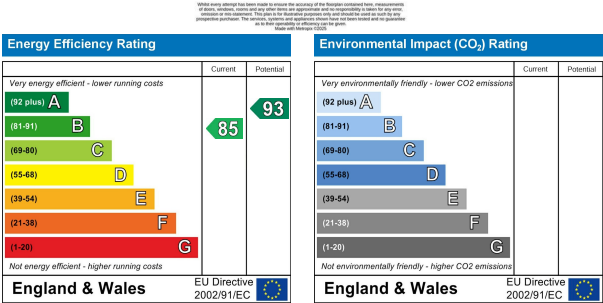
The fifth bedroom is currently used as home office and overlooks the front aspect.

BATHROOM/WC

The family bathroom comprises of a modern suite with bath with mains fed shower, wall hung vanity cabinet and handbasin and low level WC.

EXTERNALLY

The front of the property is open plan and laid to lawn. The current vendor have planted hedging and flowering shrubs to the borders adding colour and interest and kerb appeal. A gate to the side allows for access to the rear garden. The rear garden is enclosed by fencing and again, mainly laid to lawn with plants and shrubs to the borders. The paved patio seating area has a timber framed gazebo and is a pleasant space to sit and enjoy the best of the weather. A single gate to the rear leads out to the car parking space and the double garage. The garage has an up and over door, light and power and has the roof boarded for storage (and measures 6.11m x 6.05m) including the garage, the two parking spaces in front of the garage and two other parking spaces - there are six places in which to park which is ideal for a large family home such as this.



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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