



22 Whitebridge Drive, Darlington, DL1 3TY

The owner of this property has lived here for a number of years, and you can see why. When you get it right you need a very good reason to leave. The property at Whitebridge Drive is located at the end of a cul-de-sac tucked away within the Ashbrook Development in the Haughton/Whinfield area of town. It also has the advantage of looking out onto an open space at the front and with the suntrap rear garden not being directly overlooked making it very private. The kerb appeal of the property is immediate with a well kept garden and driveway and sets the tone for the internal inspection.

The property has been much improved and is immaculately presented. The feeling of space is evident with the ground floor accommodation briefly comprising of: reception hallway, spacious lounge which is open plan to a dining area. The kitchen has been refitted with a high quality range of cabinets and leads through to a convenient ground floor WC.

To the first floor there are three well proportioned bedrooms, the master bedroom enjoying ensuite facilities which have also been upgraded along with the family bathroom. The property is ready to move into order and is warmed by gas central heating and fully double glazed. The driveway provides off street parking and this is in addition to the integral GARAGE (which measures 4.93m x 2.17m) and has an up and over door and has direct access to the kitchen. The central heating boiler is situated here and also plumbing for an automatic washing machine. There is also an electric vehicle charging point.

The location within the Ashbrook development is tranquil and yet convenient popping out from the estate onto direct bus route, walking distance to schools, shops and major supermarkets and excellent transport links towards Teesside and the A1M. There is a local park with large green space, country walks and a local golf club too.

TENURE: Freehold

COUNCIL TAX

RECEPTION HALLWAY

A smart composite door opens to the reception hallway which has the staircase to the first floor and a door leading to the lounge.

LOUNGE

15'1" x 9'10" (4.62 x 3.02)

A welcoming reception room with views across trees and greenbelt to the front. There is a feature fireplace to provide a focal point and electric fire to cast a cosy glow when needed. The room is open plan to the dining room.

DINING ROOM

11'1" x 7'9" (3.38 x 2.38)

Having a lovely feature of a walk in bay window to the rear aspect the dining room can easily accommodate a family table. The wall has been opened up slightly to provide a breakfast bar for informal dining and looks through to the kitchen.

KITCHEN

11'11" x 8'0" (3.64 x 2.45)

The kitchen has been upgraded with a high quality range of cabinets with complementing gloss worksurfaces and ceramic sink. The integrated appliances include an electric oven and electric hob and fridge freezer. There is a personnel door for ease of access to the garage and a door leading out to the rear garden. There is also a window taking in views of the pretty rear garden. A further door leads to a handy ground floor cloaks/WC.



CLOAKS/WC

With low level WC and handbasin and finished with easy to maintain wall panelling.

FIRST FLOOR

LANDING

Leading to all three bedrooms and to the bathroom/WC.

BEDROOM ONE

10'10" x 10'0" (3.32 x 3.07)

A well proportioned double bedroom which faces the front aspect. The principal bedroom of the home enjoys a dressing area with fitted wardrobes and ensuite facilities.

ENSUITE

Refitted and comprising a mains fed 'power shower', WC and handbasin within a vanity storage cabinet.

BEDROOM TWO

9'6" x 7'9" (2.92 x 2.38)

A second double bedroom, this time overlooking the rear aspect.

BEDROOM THREE

9'10" x 6'7" (3.02 x 2.01)

A good sized single bedroom, again overlooking the rear.

BATHROOM/WC

With a statement, free standing bath, WC and handbasin positioned within vanity storage cabinet. The bathroom has also been upgraded and finished with stylish and modern tones.

EXTERNALLY

The property is a mid-terrace with a property to each side. The front garden is open plan with established plants and shrubs providing interest. The driveway allows for off street parking with an electric vehicle charging point and this is in addition to an integral garage (which measures 4.93m x 2.17m) and has an up and over door, light and power. There is also plumbing for an automatic washing machine.



GROUND FLOOR
1184 sq ft. (110.0 sq m.) approx.

1ST FLOOR
925 sq ft. (85.3 sq m.) approx.



TOTAL FLOOR AREA: 2109 sq ft. (196.0 sq m.) approx.
Whilst every care has been taken in the preparation of these floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The floor plans are for general information only and should not be relied on as an accurate representation of the property. The floor plans are not to scale. The property has not been tested and no guarantee is given as to their accuracy or efficiency. No services have been tested and no guarantee is given as to their accuracy or efficiency. No services have been tested and no guarantee is given as to their accuracy or efficiency.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (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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13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com



