



493A North Road, Darlington, County Durham, DL1 3AB Offers In The Region Of £285,000



# 493A North Road, Darlington, County Durham, DL1 3AB

Offering generous family accommodation across three floors, this FOUR DOUBLE BEDROOMED semi-detached residence has been well planned and has space to spare. Conveniently situated within the Harrowgate Hill area of Darlington, and is in ready to move into order.

Positioned within a large plot, having a secure and private, enclosed paved garden to the rear, which allows for off street parking for several vehicles and attracts a great deal of the summer sunshine.

Warmed by gas central heating and being fully double glazed, viewing is essential to fully appreciate the generous proportions and quality fittings within.

A large family/dining kitchen is at the heart of the home comprising of quality solid oak units with granite work surfaces. The lounge is of a good size with access to a formal dining area, which in turn leads through to the conservatory. In addition a convenient cloaks/wc and handy utility room complete the accommodation to the ground floor,

To the first floor there are three double bedrooms and the family bathroom/wc. The master bedroom enjoys enjoys facilties. The attic space has been converted to allow for a further, fourth double bedroom which also has an ensuite.

Externally, the front garden is enclosed by a brick wall with imprinted concrete pathways with rockeries either side to add interest and established shrubs and trees to creen the property. The rear garden has an extensive block paved area providing hardstanding for secure parking through electric double gates. In addition, there is an Indian sandstone patio seating area and timber shed with electrics.

Harrowgate Hill always proved popular with families, having a number of local schools within walking distance. The property is on a regular bus route and has excellent transport links to the A1M both north & south. There are also a number of local shops and supermarket chains nearby.

#### RECEPTION HALLWAY

The UPVC entrance door has been upgraded with a modern grey tone and opens into the entrance hallway, which has a stunning glass balustrade staircase to the first floor. There are spotlights to the ceiling and an understairs cupboard houses the utility meters.

#### LOUNGE

# 11'5" x 16'1" (3.48m x 4.90m)

Double glazed bay window to the front aspect, high quality feature marble fireplace with gas fire, two alcoves, two wall lights, picture rail and coving to the ceiling with ceiling rose.

# **DINING ROOM**

# 11'7" x 13'3" (3.53m x 4.04m)

The formal dining area is open plan from the lounge and leads through to the conservatory.

#### **CONSERVATORY**

# 9'10" x 13'6" (3.00m x 4.11m)

Extractor fan, Karndean flooring and double glazed door to the side aspect with roller shutter.

#### KITCHEN & DINING

#### 13'8" x 19'7" (4.17m x 5.97m)

A generous, dual aspect room which is at the heart of the home. Refitted with a range of solid oak wall, floor and drawer cabinets complimented with granite work preparation surfaces, sink unit, spotlights, down lighting, and an illuminated display cabinet. The integrated appliances include a double oven with four ring gas hob, fridge/freezer and dishwasher, marble flooring completes the room, which can easily accommodate a large family dining table.

Being dual aspect with windows to both the front and rear. A UPVC door leads out to the rear.

#### UTILITY AREA

Granite work preparation surfaces, plumbing for an automatic washing machine, vent for a tumble dryer, central heating boiler, tiled floor and double glazed window to the side aspect.

#### CLOAKS/WC

Fully tiled with fitted w/c, handbasin and double glazed window to the rear aspect.







#### FIRST FLOOR

#### LANDING

The glass balustrade staircase continues from the ground floor to the landing area, which has a UPVC window to the front, making it a light bright space. Leading to bedroom one, three and four and the to the family bathroom/wc. A further staircase leads to the second floor.

#### BEDROOM ONE

## 13'10" x 14'10" (4.22m x 4.52m)

A very generous master bedroom, lots of space of offer, having a UPVC window to the front aspect and benefitting from ensuite facilties.

#### EN-SUITE SHOWER W/C

Fully tiled with walk-in shower, handbasin and w/c.

### BEDROOM THREE

16' x 11'6" (4.88m x 3.51m)

A good sized double bedroom having a double glazed bay window to the front aspect.

#### BEDROOM FOUR

13'4" x 11'7" (4.06m x 3.53m)

Again, a double bedroom this time with a double glazed window over looking the rear aspect.

# BATHROOM/WC

Exquisite quality tiled room, refurbished with a 'Slipper' bath, separate shower cubicle, w/c, handbasin in vanity unit with mirrored cabinets, chrome radiator and double glazed window to the side aspect.

# SECOND FLOOR

The small landing accesses bedroom four and has a door that opens into the remainder of the original attic space offering easily accessible storage space.

#### BEDROOM TWO

14'3" x 13'11" (4.35 x 4.25)

A superb addition to the home, offering the fourth double bedroom. The room has a dormer window to the rear and two velux windows to the front. Also enjoying ensuite facilities.

#### ENSUITE SHOWER WC

Having a single shower cubicle with a mains fed shower, a wall hung vanity basin provides storages and houses the handbasin, in addition there is a WC. The room has a veluz to the rear and has been finished with easy maintained UPVC cladding in contemporary styling.

#### EXTERNALLY

The front garden is enclosed by a brick wall with imprinted concrete pathways with rockeries either side, established shrubs and trees. The rear garden has an extensive block paved area providing hardstanding for secure parking through electric double gates. In addition, there is an Indian sandstone patio seating area and timber shed with electrics.

# 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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