



*Ann Cordey*  
ESTATE AGENTS

4 Walworth Gate, Darlington, Durham, DL2 2UB  
Guide Price £350,000





## 4 Walworth Gate, Darlington, Durham, DL2 2UB

Never has the term 'the property needs to be viewed to be fully appreciated' been so true in the instance of this extended and much improved THREE BEDROOMED semi-detached residence positioned within the small hamlet of Walworth Gate with ease of access to Darlington, Heighington and the A1M and A68 link roads.

The property has been a much loved family home and has been upgraded throughout with great care and attention by the current owners to maximise the space on offer. The accommodation is generous throughout whilst having a cosy country cottage feel.

Internally the property boasts great appeal which is equally matched externally with breathtaking, unspoilt panoramic views and a good sized private rear garden. There is ample off street parking, a car port and a larger than average garage.

The property at Walworth Gate is a hidden gem occupying a private yet convenient position. The home is in ready to move into order and boasts a large family kitchen with bespoke cabinetry, there is a handy utility room and convenient cloaks/wc. The L shape reception area is a large space which lends itself well to a cosy lounge area which leads into a larger reception space which has french doors opening onto the rear patio and allows views and enjoyment of the outside space whatever the weather.

To the first floor there are three bedrooms, all of which are a good size and are serviced by a large bathroom/wc with statement bath and wet room facilities. There is also a second separate WC and hand basin to this floor. The master bedroom has a glazed single door opening onto a decked balcony which enjoys stunning viewings to all sides as far as the eye can see across unspoilt views.

The front of the property is open plan and blocked paved to allow for parking for up to four vehicles with electric vehicle charging point. There is a covered car port to the side which leads down to a brick built detached GARAGE (which measures 6'.76m x 5.78m) and has an electric roller door, light and power .

The rear garden is very private and is not over looked at the rear. It is well established with mature plants and shrubs and has been well planned to allow for various areas of interest including a paved patio seating area, decked seating area and designated space for a hot tub. The garden is mainly laid to lawn with an ornamental pond and an abundance of plants and shrubs to add interest through the seasons.

The property is warmed by Oil fired central heating and is fully double glazed.

TENURE: Freehold

COUNCIL TAX:

### KITCHEN/DINING ROOM

21'6" x 11'2" (6.56 x 3.42)

A smart composite entrance door opens into the family kitchen and dining area. The kitchen itself has been refitted with a bespoke range of quality solid wood cabinetry painted in a country cream finish and complimented by a mixture of the warm tones of solid wood and stunning quartz work surfaces with a stainless steel sink. There are two integrated electric ovens and an electric hob. The centre island is not included in the sale and the remaining space can easily accommodate a family dining table. A beautiful stone floor runs throughout the entire ground floor and leads through to a rear hallway and a handy utility room and there is a window to the front aspect.

### UTILITY ROOM

A great addition to a busy family home. Fitted with a range of wall, floor and drawer cabinets with belfast sink and wood worksurfaces. There is also plumbing for an automatic washing machine. The room has window to the rear aspect and a door leading out onto the rear patio.

### REAR HALLWAY

With the stone floor running through to the reception area. The returned staircase has been stripped and lovingly restored to the original wood and is a beautiful feature within itself and leads to the the first floor.

### CLOAKS/WC

With a white WC and pedestal hand basin the room has bespoke solid wood shelving and mosaic tiled surrounds to the hand basin.

### LOUNGE

18'5" x 11'6" (5.63 x 3.53)

The formal lounge is a cosy space with a log burning stove at its heart. The room over looks the front aspect, has the stone flooring and is open plan to a further reception room which overlooks the rear garden.

### GARDEN ROOM/SITTING ROOM

20'9" x 11'3" (6.35 x 3.45)

A larger, second reception space with two sets of french doors opening onto the rear patio. The room is currently used as a further sitting room and also has a log burning stove to cast a cosy glow when needed and again the stone floor adds character.

### FIRST FLOOR



## LANDING

The return staircase is a feature in itself with return staircase and balustrade being stripped and polished to the original wood. There is also a large ceiling window allowing for lots of natural light.

## SEPARATE WC

With a white suite comprising low level WC and hand basin positioned with fitted and painted vanity cupboard.

## BEDROOM ONE

20'9" x 11'11" (6.35 x 3.65)

The master bedroom is a generous double room with windows to the front aspect. The length of the room allows for a dressing area. The dressing area has a single UPVC double glazed opening onto a decked balcony with wrought iron railings. The balcony is of a good size and enjoys the most wonderful views across countryside to all three sides. There is a fitted electric awning to provide shade from the summer sun.

## BEDROOM TWO

9'8" x 9'4" (2.96 x 2.85)

Bedroom two is a further well proportioned double bedroom with built in wardrobes and also overlooking the front aspect.

## BEDROOM THREE

8'7" x 8'2" (2.64 x 2.49)

Bedroom three is to the rear of the property and can also accommodate a double bed.

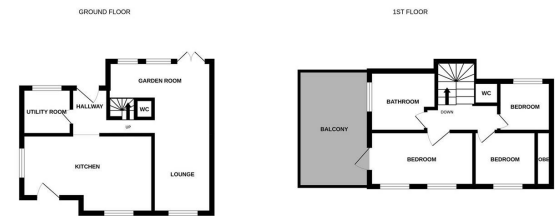
## FAMILY/BATHROOM WC

The statement bathroom is a good size and allows for a freestanding claw foot bath. The room has been adapted wet room style with a mains fed shower and there is a low level WC. A full wall of fitted vanity cabinets provides useful storage,

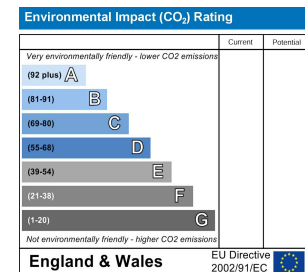
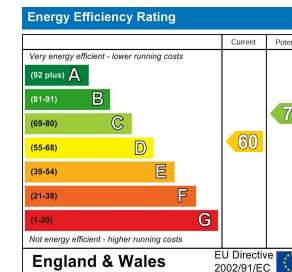
## EXTERNALLY

The property occupies a large private plot at the end of a terrace. The front is open plan and block paved allowing for off street parking for several vehicles with an electric vehicle charging point. In addition there is a covered car port and a separate brick built GARAGE (measuring 6.76m x 5.78m) and has an electric roller door, light and power and personnel door to the rear garden.

The rear garden is of a good size and quite private not being overlooked and enjoying views across countryside to the rear. Well established and designed to offer various areas of interest and spaces to enjoy. Mainly laid to lawn with an ornamental pond, there is a paved patio seating area and a further decked seating area to catch the best of sunshine. The hot tub is included in the sale and is positioned within a timber framed gazebo. The mature garden offers an abundance of flower plants, shrubs and trees and is a beautiful space to enjoy and entertain.



While every effort has been made to ensure the accuracy of the description contained here, a measurement of the actual property should be taken when the opportunity arises. The plan is for information only and should not be used as a basis for any professional valuation. The agents accept no responsibility for any errors or omissions.  
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**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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