



331 CONISCLIFFE ROAD  
Darlington, County Durham





# 331 CONISCLIFFE ROAD

DARLINGTON, COUNTY DURHAM, DL3 8AH

SET IN APPROXIMATELY ONE ACRE OF STUNNING SOUTH-FACING GARDENS, THIS PROPERTY OCCUPIES AN EXCEPTIONAL POSITION IN THE HIGHLY REGARDED WEST END OF DARLINGTON, WITH EXCELLENT LINKS TO THE TOWN CENTRE, AND FAR REACHING VIEWS OVER LOCAL FARMLAND, COUNTRYSIDE AND THE RIVER TEES. THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

## Accommodation

Entrance Hall • Living Room • Study • Downstairs WC • Utility  
Spacious Kitchen/Dining Room • Master Bedroom with En-suite  
Three Further Double Bedrooms • House Bathroom

## Externally

Private Gravelled Driveway for 4 Cars • Single Garage • Approximately 1 Acre of South-Facing Gardens • Raised Rear Patio • Secluded Rear Viewing Area



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Tel: 0191 303 9540

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Tel: 01748 829217







### Situation

This property is located in the prestigious and highly sought-after West End of Darlington. The centre of the town is located within around half a mile of the property and offers a wide variety of amenities including national and local retailers, a large range of bars and restaurants, cinemas, theatres, sports centres and golf courses. For the commuter there is great access to the A1(M) and the A66 over towards Teesside plus a mainline railway station in Darlington. There is easy access to airports (Newcastle, Teesside), the coast and the countryside including North Yorkshire Dales and the North Pennines.

### The Property

331 Coniscliffe Road offers approximately 2,500 sqft of exceptional living accommodation, set over two floors, and showcasing, on the ground floor, an impressive and expansive kitchen/dining room with elegant central island and bay window overlooking the acre of south-facing gardens as well as two further reception rooms in the living room and the study. The first floor, with four double bedrooms, one with en-suite, and a further house bathroom, boasts flexible accommodation options and the spacious bedrooms ensure this is an incredible option for the perfect family home.





## Ground Floor

The entrance hall opens into the living room, featuring views of both the front and rear gardens and double-glazed French doors to the rear. The study is also accessed from the hall and boasts a double-glazed bay window overlooking the rear south-facing gardens. The hall also leads into the kitchen/dining room which is a truly impressive centrepiece of the property with contrasting worktops, central island with integrated sink and room for a dining table and further space for a sofa overlooking the gardens. The kitchen opens onto the rear patio, and also provides access to the utility room and the garage.

## First Floor

The focal point of the first floor is the spacious double master bedroom overlooking the rear garden and with access to the en-suite with shower cubicle, wash basin, WC and heated towel rail. The three further double bedrooms offer exceptional views of the garden on all three sides, with integrated storage options provided. The house bathroom comprises a four-piece suite with panelled bath, WC, wash basin and bidet, and views overlooking the front elevation.

## Grounds

Totalling approximately one acre, the front garden leads around the side to the rear patio and south-facing rear garden, with access to the private rear viewing area showcasing truly incredible views over the local farmland. Steps down through the trees provide access to the lower garden, featuring extensive landscaped grounds perfect for entertaining guests, BBQs, or even some garden cricket!

## Parking

The private driveway provides parking for up to four cars, as well as a single garage with remote door, power and light. Further parking is available on-street if required.

## Services

Main water, electricity, gas and drainage are connected. Gas fired central heating.





#### Tenure, Local Authority and Council Tax

The property is believed to be offered freehold with vacant possession upon completion.

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes, the property is banded F.

#### Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

#### Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

#### Viewings

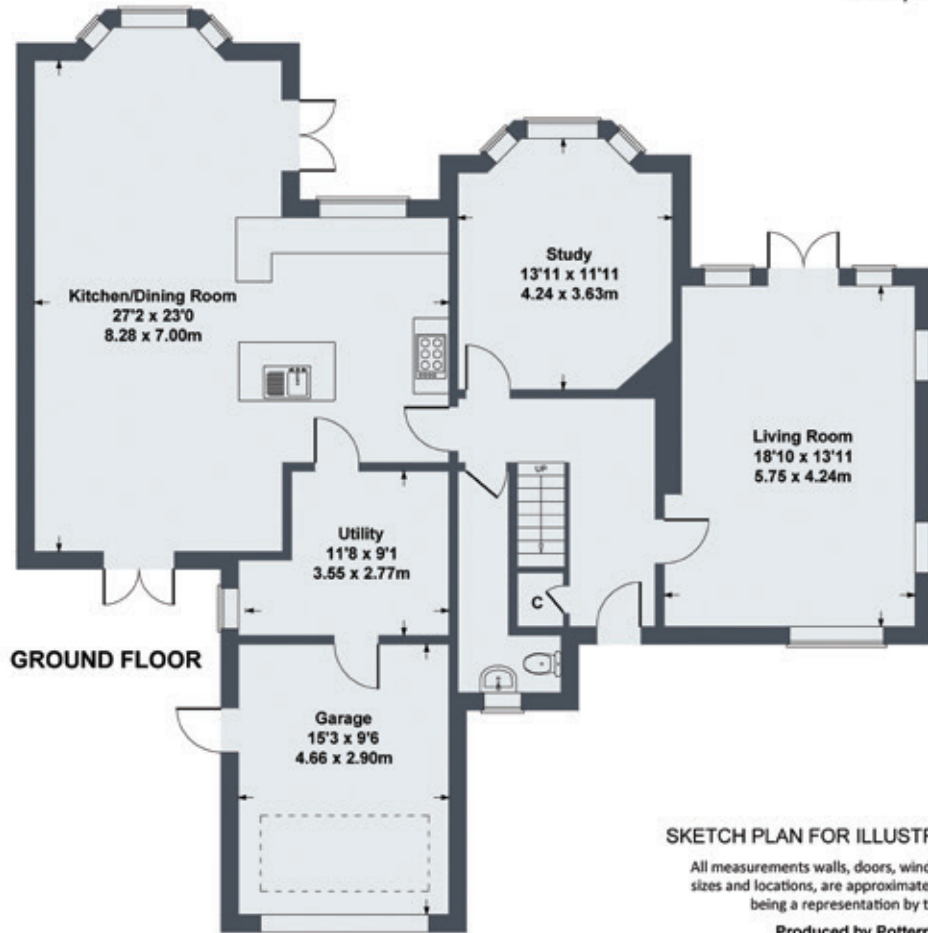
Strictly by appointment via GSC Grays.





# 331 Coniscliffe Road

Approximate Gross Internal Area  
2411 sq ft - 224 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

### Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	79

### DISCLAIMER NOTICE:

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1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2024

Photographs taken: June 2024