



**Cheeryble Chare**

Darlington DL2 2WT

**Offers Over £300,000**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





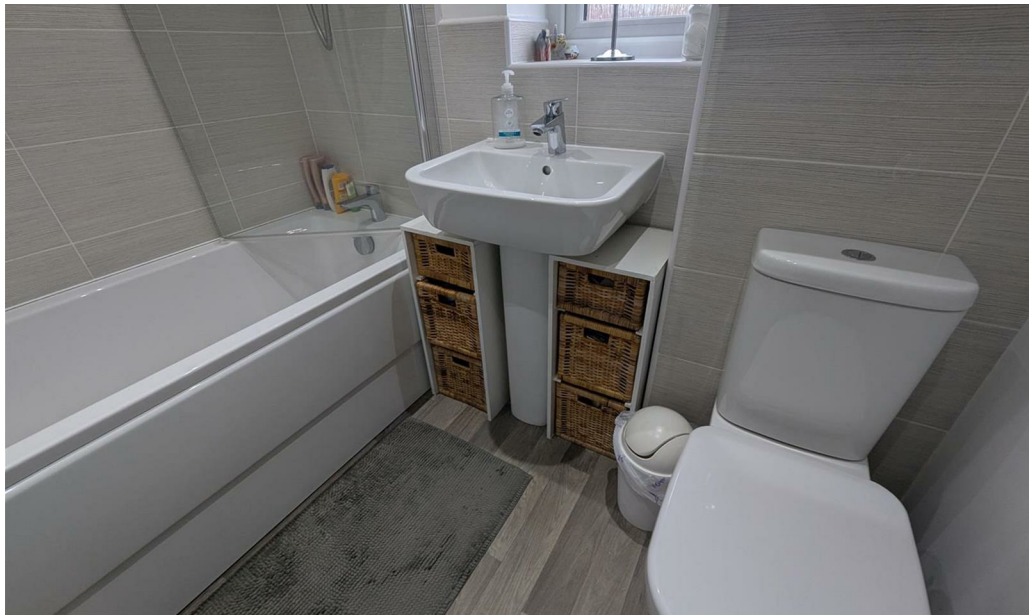
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# Cheeryble Chare

## Darlington DL2 2WT



- Four Bedroom Detached Property
  - Ideal Family Home
- Sought After West Park Area of Darlington
  - Council Tax Band D
- Close to Nature Reserve and Amenities
  - Epc Rating B

Situated in the desirable Westpark area of Darlington, this beautifully presented modern detached house, with open outlook to the front offers an exceptional living experience. As you enter, you are greeted by two reception rooms offering versatility for a variety of families. The heart of the home is the open-plan kitchen and dining room, which seamlessly flows into a delightful sunroom, allowing natural light to flood the space and creating a warm, welcoming atmosphere with ample space for relaxation and entertainment enjoying the view of the rear landscaped garden.

Boasting four spacious bedrooms the main having an en-suite together with a family bathroom this property is perfect for families seeking comfort and style.

The property is situated on the perimeter of the Westpark development, providing easy access to a variety of local amenities including M&S Foodhall, Aldi and schools, ensuring that all your daily needs are within reach. Additionally, major road links are conveniently nearby, making commuting a breeze.

With the remainder of its NHBC warranty, this home offers peace of mind for prospective buyers. Whether you are looking for a family home or a stylish retreat, this four-bedroom detached house in Cheeryble Chare is a remarkable opportunity not to be missed.

**Entrance Hall**  
Composite door to front, LVT flooring and radiator, staircase to the first floor and radiator.

**Lounge**  
138 x 109 (4.17m x 3.28m)  
Upvc double glazed window to front and radiator.

**Study/Playroom**  
71 x 72 (2.16m x 2.18m)  
Feature Upvc double glazed window to front and radiator

**Kitchen**  
81 x 234 (2.46m x 7.11m)  
Upvc double glazed window to rear, fitted with a range of modern light grey wall, base and drawer units, composite sink with mixer tap, four ring gas hob and eye level oven with extractor over. Integrated dishwasher and fridge freezer. Bespoke larder with shelving with power supply. There are usb sockets, spotlights to ceiling and LVT flooring. Open plan into Dining area.

**Dining Area**  
With Bi-fold doors to Garden Room, LVT flooring and Radiator.

**Garden Room**  
102 x 106 (3.10m x 3.20m)  
A airy space with lots of natural sunlight due to glazed vaulted roof. There is an electric heater, usb sockets along with tv point. Spotlights to ceiling, LVT flooring and double doors to rear. Blinds are also included.

**Utility Room**  
Upvc door to side, wall and base units, space for a washing machine and tumble dryer. Logic wall mounted Boiler, fuse box and LVT flooring.

**Ground Floor W.C**  
Fitted with low level w.c, wash hand basin, heated towel rail and LVT flooring.

**First Floor Landing**  
Upvc double glazed window to side, access to fully boarded and insulated loft, via drop down ladder.

**Bedroom One**  
12'11 x 10'9 (3.94m x 3.28m)  
Upvc double glazed window to front including blinds, fitted wardrobes with sliding doors and usb sockets and radiator.

**En-Suite**  
Upvc double glazed obscure window to side, fitted with double walk in shower, low level w.c, wash hand basin, heated towel rail, extractor fan and vinyl flooring.

**Bedroom Two**  
8'10 x 8'11 (2.69m x 2.72m)  
Upvc double glazed window to rear, fitted wardrobes with sliding doors and radiator.

**Bedroom Three**  
9'9 x 6'9 (2.97m x 2.06m)  
Upvc double glazed window to rear and radiator.

**Bedroom Four**  
7'4 x 12' (2.24m x 3.66m)  
Upvc double glazed window to front and radiator.

**Bathroom**  
Upvc double glazed obscure window top rear, panelled bath with shower over and screen. Low level w.c, wash hand basin, heated towel rail, spotlights to ceiling and part tiled walls.

**Externally**  
To the front there is an enclosed garden and gated access to rear.  
To the rear is a split level landscaped garden with a raised York Stone patio area, ideal for seating. There is a Greenhouse, raised borders with well established plants. A lawn area, outside light and tap, with gated access to both driveway and rear where you will find off street parking for multiple vehicles, private driveway and single garage.

**Westpark Levy**  
There is an annual payment made by all Westpark residents for the upkeep of the local area.

**Council Tax**  
Band D

**Tenure**  
Freehold

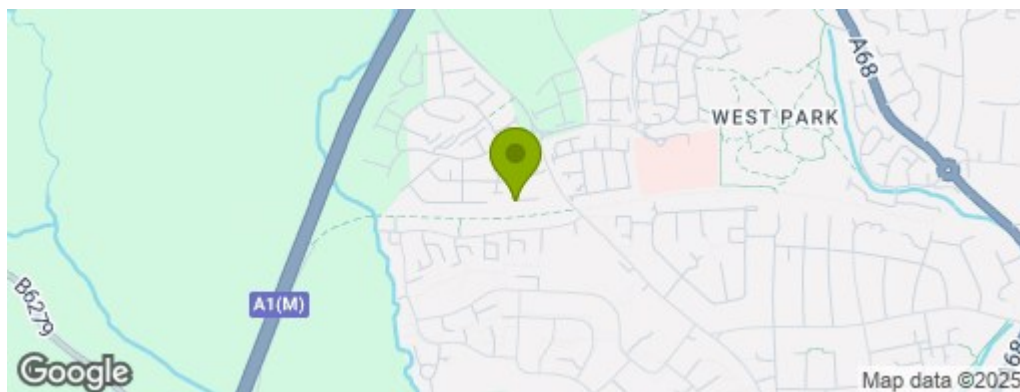
**Note**  
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**Property Information**  
Local Authority  
Darlington  
Council Tax  
Band:  
D  
Annual Price:  
£2,259  
Conservation Area  
No  
Flood Risk  
No Risk  
Floor Area  
1,367 ft 2 / 127 m 2  
Plot size  
0.12 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
2 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability





## Property Information

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