



## Heathfield Park

Darlington DL2 1LN

Offers Over £235,000







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# Heathfield Park

## Darlington DL2 1LN



- Extended Four Bedroom Detached
- Ideal Family Accommodation
- Gardens, Driveway And Garage
- Stunning Interior And Must Be Seen
- Garden Room To Rear
- Village Life Location

- Close To Local Amenities With Excellent Transport Links Close By
- EPC Grade TBC

Ideally situated in the popular village of Middleton St George, this stunning four-bedroom extended detached home offers a perfect blend of modern living and traditional comfort. The property has been tastefully decorated to a high specification, ensuring that every corner exudes elegance and style.

As you enter, you are greeted by spacious living areas that are ideal for both relaxation and entertaining. The heart of the home features a delightful open plan kitchen/breakfast room opening into the garden room to the rear, providing a serene space to enjoy the views of the beautifully maintained gardens. This room is perfect for unwinding with a book or hosting gatherings with family and friends.

The property boasts four well-proportioned bedrooms, providing ample space for a growing family or guests. The single bathroom is thoughtfully designed, catering to the needs of the household with ease.

Externally, the home is complemented by a generous driveway and a garage, offering convenient parking options. The gardens are a true highlight, providing a tranquil outdoor retreat where one can enjoy the fresh air and natural beauty.

Situated in a popular village location, this home is conveniently close to local amenities, ensuring that daily necessities are just a stone's throw away. Additionally, the excellent transport links make commuting to nearby towns and cities a breeze.

This exceptional property is not just a house; it is a place to create lasting memories. Whether you are looking for a family home or a peaceful retreat, this delightful residence in Heathfield Park is sure to impress.

### Reception Hallway

With a door to the front and staircase to the first floor.

### Lounge

13'5" x 10'4" (4.10 x 3.17)

With a Upvc double glazed window to the front, well presented living room incorporating a stunning feature wall the living room benefits from a stone effect feature fire place with hearth and inserts and a gas fire. French doors lead in to the dining room.

### Dining Room

9'1" x 7'6" (2.77 x 2.30)

The dining area is open plan with the kitchen and the garden room.

### Garden Room

12'2" x 5'6" (3.71 x 1.69)

With Upvc double glazed windows to the side and rear and Upvc double doors to the side elevation. Tiled flooring and a bespoke featured panelled wall with radiator.

### Kitchen Area

### Kitchen Breakfast Room

9'7" x 9'1" (2.94 x 2.78)

Fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer with a chrome mixer tap. The kitchen which is open plan with the dining room benefits from an integrated electric oven, grill and hob with overhead extractor hood and plumbing for a dishwasher.

### Dining Area

### Utility Room

The utility room has a tiled floor and benefits from plumbing for an automatic washing machine and a wall mounted boiler. A UPVC double glazed door lead to the side elevation of the property.

### Cloakroom/W.C

The cloakroom is fitted with a modern suite comprising of a low level WC and a wash hand basin inset in to a vanity unit.

### First Floor

Staircase and landing.

### Bedroom One

12'0" x 8'9" (3.67 x 2.69)

With a Upvc double glazed window to the front and fitted with wardrobes and radiator.

### Bedroom Two

8'11" x 8'6" (2.74 x 2.60)

Situated to the front elevation of the property a double bedroom which benefits from a built in wardrobe.

### Bedroom Three

9'8" x 6'10" (2.95 x 2.10)

With a Upvc double glazed window to the rear, storage cupboard and radiator.

### Bedroom Four

11'11" x 6'2" (3.64 x 1.90)

With a Upvc double glazed window to the rear and radiator.

### Bathroom

8'9" x 5'5" (2.69 x 1.66)

The stunning bathroom is fitted quality white suite which is comprised of a panelled bath with overhead shower and shower screen, pedestal wash hand basin, low level WC, ceramic tiled surrounds, obscure double glazed window, recessed lighting to ceiling and a heated towel rail.

### Externally

To the front of the property there is a large block paved driveway providing off road car parking for several cars and a single garage with up and over door, power and lighting. A gate to the side of the property gives access to the delightful rear garden which is immaculately presented. There is also an extensive patio area which is ideal for outdoor entertaining.

### Property Information

Local Authority

Darlington

Council Tax

Band:

D

Annual Price:

£2,259

Conservation Area

No

Flood Risk

No Risk

Floor Area

990 ft 2 / 92 m 2

Plot size

0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

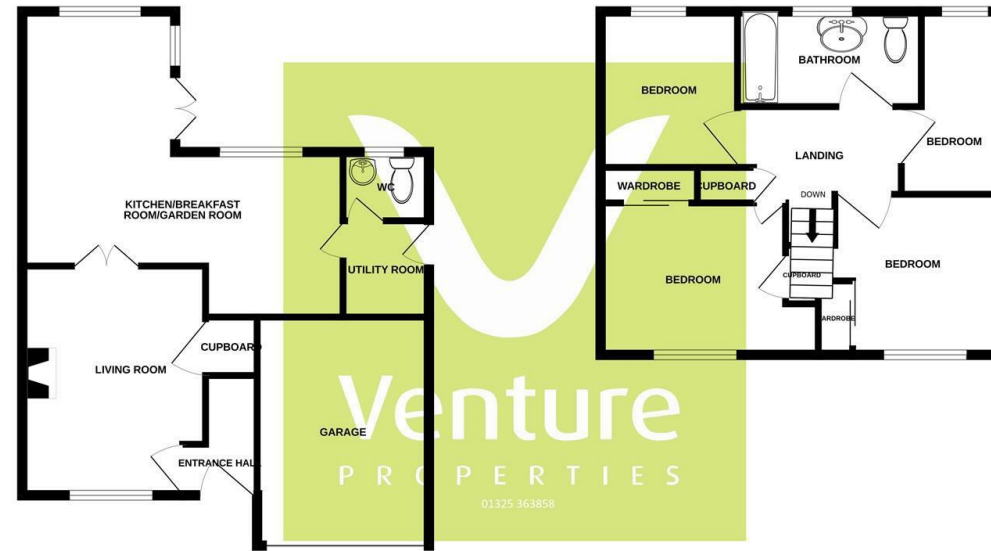
### Note

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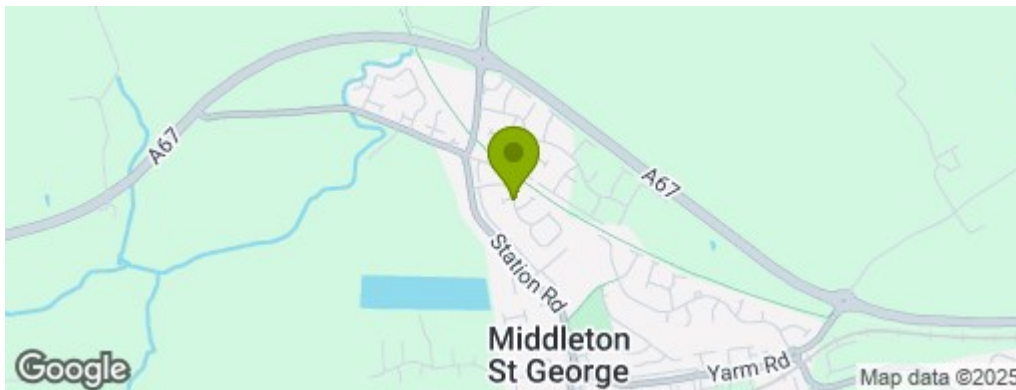


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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