



**Johns Garth**  
Darlington DL2 2WH  
Offers Over £300,000

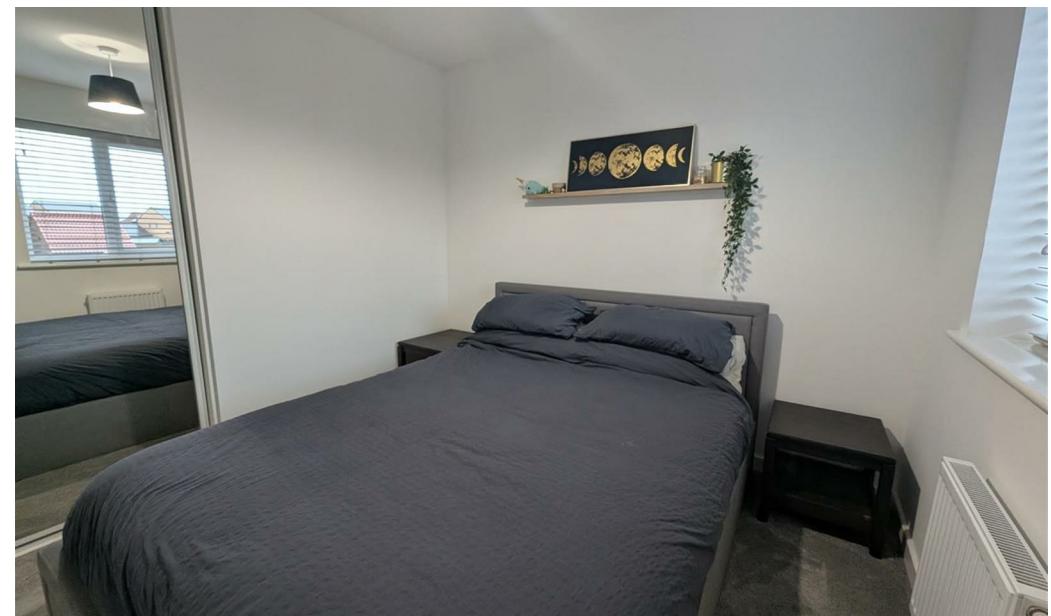




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# Johns Garth

Darlington DL2 2WH



x 4



x 3



x 2

- Four Bedroom Detached Family Property
- Sought After West Park Location
- Epc Rating B

- Extensively Upgraded
- Garden to Rear
- Close to Local Shops and Schools

- Quiet Cul-De-Sac Location
- Council Tax Band D

Welcome to this immaculately presented modern four-bedroom detached house located in the desirable John's Garth, Darlington. This stunning property, part of the Westpark development built by Homes By Esh, showcases the elegant Shrewsbury design, offering both style and functionality.

As you enter, you are greeted by a spacious and inviting atmosphere. The ground floor features two well-proportioned reception rooms, including a separate lounge perfect for relaxation and a study that provides an ideal space for working from home. The heart of the home is undoubtedly the fabulous open-plan kitchen, diner, and family room, which is enhanced by bi-fold doors that seamlessly connect the indoor space with the outdoor garden, creating a perfect setting for entertaining or enjoying family time.

The property boasts four generously sized bedrooms, providing ample space for family living. The two modern bathrooms ensure convenience for all residents and guests alike.

Outside, you will find beautifully maintained gardens, a garage, and parking space for up to three vehicles, making this home not only practical but also a delightful retreat.

This exceptional property is perfect for families seeking a modern lifestyle in a vibrant community. With its thoughtful design and prime location, it truly is a must-see. Don't miss the opportunity to make this beautiful house your new home.

## Entrance Hallway

Composite door to front, staircase to first floor landing, lvt flooring and radiator.

## Lounge

137 x 11' (4.14m x 3.35m)  
Upvc double glazed window to front with radiator.

## Study/Home Office

76 x 72 (2.29m x 2.18m)  
Upvc double glazed window to front and radiator.

## Kitchen/Dining/Family Area

234 x 16'6 (7.11m x 5.03m)  
Upvc double glazed window and bi-fold doors to rear, fitted with light grey wall, base and drawer units, composite sink with mixer tap, gas hob with extractor over and eye level oven. Integrated fridge freezer and dishwasher. Lvt flooring, spotlights to ceiling and radiator. Open aspect dining and family areas. Plenty of room for a dining table and chairs with additional seating area.

## Utility

73 x 5'15 (2.21m x 1.52m)  
Door to side and space for a washing machine and tumble dryer, wall mounted boiler, lvt flooring and radiator.

## Ground Floor W.C

Low level w.c, wash hand basin, lvt flooring and heated towel rail.

## First Floor Landing

Upvc double glazed window to side.

## Bedroom One

14'1 x 9'7 (4.29m x 2.92m)  
Upvc double glazed window to front, fitted wardrobes with mirrored sliding doors and radiator. Access to en-suite.

## En-Suite

7'1 x 6'2 (2.16m x 1.88m)  
Upvc double glazed obscure window to side, walk in double shower, low level w.c, wash hand basin, heated towel rail and vinyl flooring.

## Bedroom Two

11'6 x 10'7 (3.51m x 3.23m)  
Upvc double glazed window to rear, fitted wardrobes with mirrored sliding doors and radiator.

## Bedroom Three

11'0 x 10'7 (3.35m x 3.23m)  
Upvc double glazed window to rear and radiator.

## Bedroom Four

11'2 x 8'5 (3.40m x 2.57m)  
Upvc double glazed window to front and radiator.

## Bathroom

Upvc double glazed obscure window to side, panelled bath with shower over and screen. Heated towel rail, vinyl flooring and part tiled walls.

## Externally

To the front is mainly laid to lawn and there is a public open green space within close proximity. To the rear is an enclosed garden which is mainly laid to lawn with patio area, access to garage and driveway.

## Tenure

Freehold

## Property Details

Local Authority: Darlington  
Council Tax Band: D  
Annual Price: £2,372  
Conservation Area: No  
Flood Risk: Very low  
Floor Area: 1,367 ft 2 / 127 m 2  
Plot size: 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

54 Mbps

Ultrafast

10000 Mbps

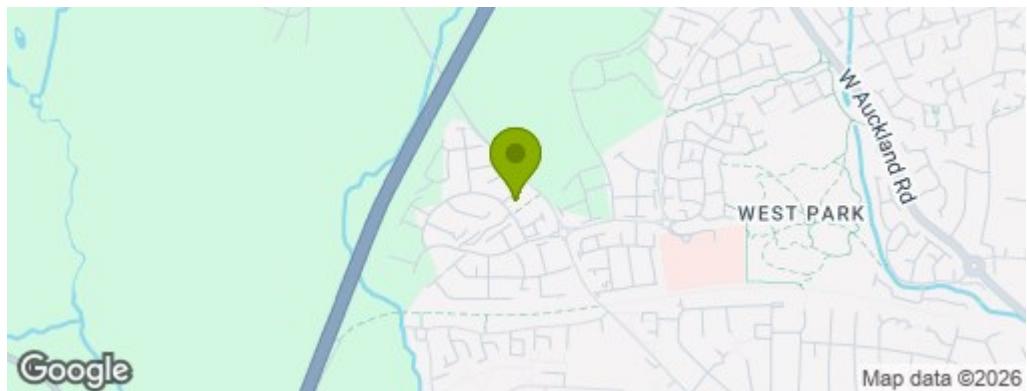
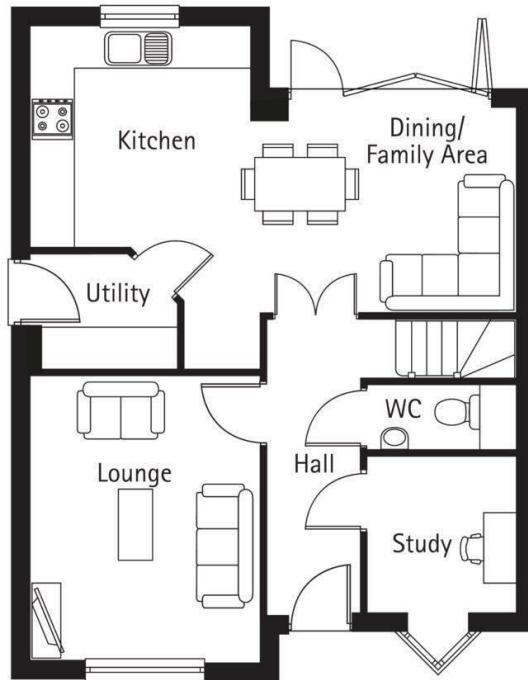
Satellite / Fibre TV Availability

BT

Sky

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



## Property Information

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