



### **3 Grangeside, Darlington Offers In The Region Of £595,000**

Welcome to this exquisite residence located on Grangeside within the highly desirable Blackwell area in the west end of Darlington. Situated on a quiet cul de sac within an exclusive residential development, this home offers a peaceful and secure environment for you to unwind after a long day. The development is comprised of a selection of prestigious homes, adding to the charm and desirability of the area.

Upon entering the property, you are greeted by an entrance porch way, welcoming entrance hallway, a cloakroom, open plan living that offers versatility and comfort for entertaining guests or relaxing with your loved ones, a kitchen and utility room. To the first floor of the property there is a principal bedroom with an en suite shower room.

With three further double bedrooms there is ample space for everyone to enjoy their own privacy and relaxation. There is also a family bathroom.

If you are looking for a property that combines elegance, comfort, and modern living, then this house in Grangeside is the perfect choice for you. Don't miss out on the opportunity to make this beautiful house your new home.



# 3 Grangeside, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A truly outstanding opportunity has arisen to acquire an extended and much improved four bed roomed detached residence occupying a most pleasing position on Grangeside within the Blackwell area of Darlington.

Gas fired central heating

Council Tax band G

UPVC double glazed windows throughout

Early viewing is recommended to avoid disappointment.

## Location

Grangeside is comprised of an exceptionally prestigious selection of homes located on one of the finest roads within the highly desirable West end of Darlington. This stunning residence is superbly positioned within a short walking distance of Darlington's town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafes and leisure facilities. The property is ideally situated for accessing first class local schools to include Polam Hall School, The federation of Abbey infant and junior school, St Augustine's Primary School, Hummersknott Academy and Carmel School. For the commuter the property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours.

## Entrance Porch Way

The property is entered through a Double glazed door leading into an entrance porch way. The porch way benefits from wood flooring. A wooden door leads into the entrance hallway.

## Entrance Hallway

7'5" x 19'1"

The welcoming entrance hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a picture rail and a stunning glass panelled oak stair case which leads to the first floor accommodation..

## Cloakroom

The cloakroom has a tiled floor and walls and is fitted with a modern suite comprising of a wash hand basin and a low level WC.

## Living Room

24'0" x 12'11"

The beautifully presented living room is situated to the front elevation of the property. Warmed by two central heating radiators, tastefully decorated and benefiting from a double glazed window and a marble fire place with a marble hearth and an electric fire. Wood framed French doors lead into the dining room.

## Open Plan Kitchen / Dining Room / Family Room

24'0" x 22'0"

The open plan kitchen / dining and family room truly offers the wow factor. The family room is tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from quality LVT flooring and inset spotlights to the ceiling. The dining room is tastefully decorated in neutral tones. Offering an abundance of natural light courtesy of the bi folding doors which overlook the rear garden. The dining room benefits from a LVT flooring, a ceiling lantern and inset spotlights to the ceiling. The luxurious kitchen is fitted with a comprehensive range of wood wall, floor and drawer units with contrasting quartz worktops incorporating a double Belfast sink. The kitchen benefits from LVT flooring, inset spotlights to the ceiling, a built in bar, a pantry cupboard, a double glazed window, a stunning centre Island and a number of integrated appliances including a double electric oven, an electric hob with overhead extractor hood, a fridge and a dishwasher.

## Utility Room

7'4" x 12'7"

The utility room is fitted with a range of wall and floor units with contrasting

worktops incorporating a ceramic sink. Warmed by a central heating radiator and benefiting from LVT flooring, inset spotlights to the ceiling, a cupboard which houses the boiler and plumbing for an automatic washing machine. A door leads into the integral garage.

## First Floor Landing

A stunning oak glass panelled staircase leads to a half landing with a double glazed window. A further oak staircase leads to the first floor landing. The landing is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from an airing cupboard and a hatch giving access to the loft.

## Principal Bedroom

15'5" x 15'10"

The principal bedroom is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from double glazed French doors with a Juliette balcony overlooking the rear garden and an adjoining en suite shower room.

## En Suite Shower Room

The en suite shower room has a tiled floor and walls, two double glazed windows with privacy glass and benefits from a walk in shower cubicle with shower, a wash hand basin, a low level WC and a towel radiator.

## Bedroom Two

21'4" x 12'11"

A dual aspect double bedroom with double glazed windows to both the front and rear elevations. Warmed by two central heating radiators and benefiting from a hatch giving access to the loft.

## Bedroom Three

12'1" x 10'3"

With a double glazed window offering pleasant views overlooking the rear garden. Warmed by a central heating radiator and benefiting from built in wardrobes providing useful storage.

## Bedroom Four

12'1" x 9'4"

A further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a double glazed window overlooking the rear elevation of the property.

## Bathroom

The bathroom has a wood effect tiled floor, tiled walls, a double glazed window with privacy glass and is fitted with a modern suite comprising of a bath, a shower cubicle with shower, a wash hand basin inset into a vanity unit and a low level WC.

## Externally

Externally to the front of the property there is a large block paved driveway with off road car parking for several cars, a garden which is laid to lawn and complimented with a variety of mature plants and shrubs and an integral garage. A particular feature of the property is the beautifully presented and immaculately maintained garden which is laid to lawn and complimented with a variety of mature plants, shrubs and trees. There is also a large patio area which is ideal for outdoor entertaining.

