

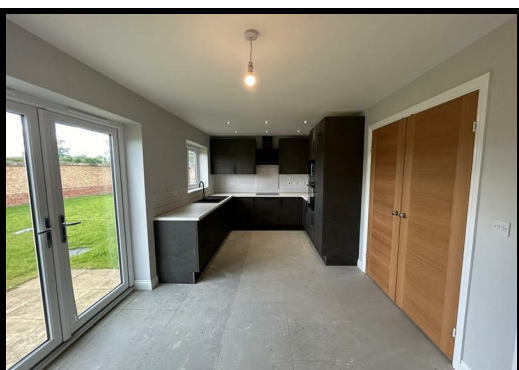


## 39 Jeremiah Drive, Darlington Offers Over £330,000

39 Jeremiah Drive. Welcome to this charming property located on Jeremiah Drive situated on the unique and highly desirable West Park Garden Village development in Darlington. This delightful house boasts a welcoming entrance hallway, a cloakroom two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones, a stunning kitchen and utility room. With four cosy bedrooms, there is plenty of space for the whole family to unwind and make this house a home.

The property features two well-appointed bathrooms, ensuring convenience and comfort for all residents. Situated in a peaceful neighbourhood, this house offers a tranquil retreat.

Don't miss the opportunity to make this house your own and enjoy the wonderful lifestyle that the West Park Garden Village has to offer. Contact us today to arrange a viewing and take the first step towards owning this lovely property on Jeremiah Drive.



# 39 Jeremiah Drive, Darlington

## General Remarks

A truly outstanding opportunity has arisen to acquire a four bed roomed detached residence occupying a most pleasing position on Jeremiah Drive on the prestigious West Park garden village development in Darlington.

Finished to the highest of standards with luxurious fixtures and fittings

Gas fired central heating

Double glazed windows throughout

10 Year NHBC Warranty

We recommend viewings at the earliest opportunity to avoid disappointment.

## The Development

Welcome to West Park Garden Village, an exclusive development of family homes inspired by traditional values. This site provides the perfect response to people's desires for quality, new build homes but in an environment that's healthy, sustainable and community focused. Situated on Jeremiah Drive, in Darlington, this development of 2, 3, 4 bedroom homes will appeal to both first time buyers and families alike. This development features a fantastic show home, finished and decorated to the highest possible standard, showcasing exactly how life could be in your new home.

## Location

West Park Garden Village is perfectly positioned to enjoy the regions countryside and town centre. West Park certainly is a community where housing and the natural world live side by side. There is a wide range of amenities on your door step including a supermarket, an Aldi superstore, Marks and Spencer food outlet, pharmacy, dentist, a hairdressers / beauty salon, a public house plus an award winning Nursery, Infant and Junior School. West Park is the ideal location for people who need to commute for work with the A1 is less than a mile away and Darlington' East Coast mainline train station 3 miles away. Located just a stone's throw away from the stunning 30 acres West Park nature reserve, West Park Garden Village is a special place to call home.

## Entrance Hallway

The property is entered through a composite door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator and is tastefully decorated in neutral tones.

## Cloakroom

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

## Living Room

15'8" x 14'5"

The beautifully presented living room is warmed by two central heating radiators, is tastefully decorated in neutral tones and benefits from a UPVC double glazed window overlooking the front elevation of the property.

## Kitchen / Dining Room

17'8" x 9'7"

The open plan kitchen / dining room is simply stunning. With pleasant views overlooking the rear garden the dining room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from double glazed French doors which lead out to the rear garden. The modern and most cotemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen benefits from a UPVC double glazed window, inset spotlights to the ceiling and a number of integrated appliances including an electric oven, a microwave, an electric hob with over head extractor hood, a fridge freezer and a dishwasher.

## Utility Room

9'5" x 6'0"

The utility room is fitted with a range of floor units with contrasting worktops incorporating a stainless steel sink and drainer. The utility room benefits from a UPVC double glazed window overlooking the rear elevation of the property, plumbing for an automatic washing machine and a door leading into the integral garage. A further door leads out to the rear garden.

## First Floor Landing

A staircase leads to the first floor landing.

## Master Bedroom

14'11" x 9'5"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the front elevation of the property and an adjoining en suite shower room.

## En Suite Shower Room

The en suite shower room is warmed by a central heating radiator, has a UPVC double glazed window overlooking the rear elevation of the property and is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

## Bedroom Two

11'11" x 10'0"

With a UPVC double glazed window with pleasant views overlooking the rear garden a further double bedroom warmed by a central heating radiator and tastefully decorated in neutral tones.

## Bedroom Three

9'10" x 15'7"

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

## Bedroom Four

8'3" x 8'11"

A further bedroom situated to the front elevation of the property. Warmed by a central heating radiator and tastefully decorated in neutral tones.

## Bathroom

The bathroom is fitted with a modern suite comprising of a bath, a shower cubicle with shower, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a spacious block paved driveway providing off road car parking and an integral garage. To the rear of the property there is an enclosed landscaped garden which is laid to lawn and a patio area which is ideal for outdoor entertaining.

## Internal Specification

- High quality fitted Pronorm German kitchen with soft closing wall and base units plus 40mm laminate worktop with matching upstands and splashback.
- Integrated 4 zone electric hob, single fan oven, microwave, stainless steel chimney extractor and stainless steel 1 and a half bowl sink with swan neck tap plus integrated dishwasher to all 4/5-bedroom homes. Prima Appliances with 5-year extended warranty available
- Ample white fitted double sockets/switches to all rooms
- TV and phone points to lounge and master bedroom
- Virgin Media/BT Broadband installed to property
- Security Alarm Ideal standard sanitaryware in white
- Wall tiling to WC, main bathroom and ensuite
- Chrome finish white low voltage downlights to kitchen, main bathroom and ensuite
- Oak finish internal doors
- Bespoke Oak finish stair bannister and newel post with white gloss spindles
- Choice of Magnolia or Light grey finish emulsion walls throughout with white gloss woodwork

## External Specification

- Front and rear external light
- Power and light to attached and integral garage
- Planted and turfed front garden
- Turfed rear garden and paved patio area.
- Side access gate or access to rear garden through garage with path (plot specific)
- 1.8m boundary fencing. (1.8m walled gardens to selected plots) with 1m post and rail dividing fence.
- Blocked paved driveway (plot specific)
- Clay Roof Tiles
- Balanced Sash uPVC Windows
- Artstone Features
- Each plot is unique

## General Information

The developer of this site is offering incentives to buyers to assist with purchasing these fantastic new homes:

Assisted Move: If you have a property to sell, do get in touch to see how this can assist you reserve this property.

