



## 1 Grangeside, Darlington Asking Price £625,000

Offered For Sale with NO ONWARD CHAIN. Nestled in the charming location of Grangeside within the highly desirable west end of Darlington this detached residence is a true gem waiting to be discovered. In brief the property is comprised of a welcoming entrance hallway, a living room, a kitchen / dining room / garden room, a utility / WC. A principal bedroom with an en suite shower room and dressing room, three further double bedrooms and a family bathroom.

Upon stepping inside, you'll be greeted by immaculate interiors that exude elegance and style. The fine interior design of this residence is sure to captivate your heart and make you feel right at home.

One of the highlights of this property is the stunning garden, which offers picturesque views of the open countryside. Imagine enjoying your morning coffee while taking in the serene beauty that surrounds you.

If you're looking for a home that offers a perfect blend of comfort and sophistication, then this is the property for you. Don't miss the opportunity to make this beautiful residence your own - book a viewing today and let yourself be enchanted by all that this house has to offer.





# 1 Grangeside, Darlington

## General Remarks

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A superb 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 Hallway

The property is entered through a composite door with two double glazed windows with privacy glass to the side leading into a most welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from vinyl flooring, an intruder alarm system and two doors that lead into the living room.

## Living Room

30'10" max x 11'1"

The beautifully presented dual aspect living room is extremely spacious. Warmed by two central heating radiators, tastefully decorated in neutral tones and offering an abundance of natural light courtesy of the double glazed windows to the front and side elevations and the bi fold doors to the rear. The living room offers fine views overlooking the stunning rear garden.

## Kitchen

25'0" x 14'11"

The open plan kitchen / dining room / garden room is simply stunning. The kitchen is warmed by a wall radiator and is fitted with a comprehensive range of wall, floor and drawer units with contrasting quartz worktops incorporating a one and a half bowl stainless steel sink. The kitchen benefits from a double glazed window to the front elevation of the property, vinyl flooring, a centre Island, inset spotlights to the ceiling, a fridge / freezer and a number of integrated appliances including a double oven, a dishwasher and a five ring burning gas hob with over head extractor hood.

## Dining Room

12'4" max x 13'4"

The dining room is warmed by a wall radiator, is tastefully decorated in neutral tones and benefits from vinyl flooring and a full length double glazed window with pleasant views overlooking the rear garden.

## Garden Room

12'5" x 15'1"

The garden room is warmed by two central heating radiators and benefits from vinyl flooring and double glazed windows offering fine views of the rear garden and open views beyond. French doors lead out to the rear garden.

## Utility Room / WC

The utility room has vinyl flooring, tiled walls, plumbing for an automatic washing machine and is fitted with a range of base units with contrasting worktops incorporating a stainless steel sink and drainer. There is also a low level WC.

## First Floor Landing

A glazed 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 a double glazed window overlooking the front of the property and a hatch giving access to the attic. French doors lead to the balcony.

## Principal Bedroom

12'0" x 14'10"

The most spacious principal bedroom is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from an adjoining en suite shower room, a double glazed window overlooking the front of the property, a double glazed window with privacy glass to the side and French doors overlooking the rear garden with open views beyond. Stairs lead down to the dressing room.

## En Suite Shower Room

The en suite shower room is warmed by a central heating radiator, has a tiled floor, partially tiled walls 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

16'2" x 11'1"

The dual aspect double bedroom is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from double glazed French doors to the front of the property, which lead out to the beautiful balcony and a double glazed window with pleasant views overlooking the rear garden.

## Bedroom Three

9'1" x 23'9"

With two double glazed windows overlooking the rear elevation of the property a further double bedroom warmed by two central heating radiators and tastefully decorated in neutral tones.

## Bedroom Four

8'8" x 14'4"

A small staircase leads down to the fourth double bedroom. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a double glazed dormer window overlooking the front elevation of the property.

## Bathroom

The bathroom has a tiled floor, partially tiled walls, a Velux window and is fitted with a modern and most contemporary suite comprising of a bath with over head shower and shower screen, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a block paved driveway providing off road car parking, a garden which is laid to lawn and complimented with a variety of plants and shrubs and a double garage with an electric door, power and light. A particular feature of the property is the immaculately presented and beautifully maintained rear garden. Laid to lawn and complimented with a variety of mature plants and trees and offering fine open views. There is a spacious flagged patio area which is ideal for outdoor entertaining, a summer house and a shed providing useful storage.

