



## 42 Hartford Road, Darlington

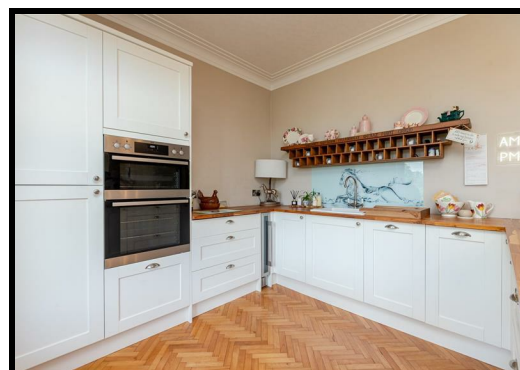
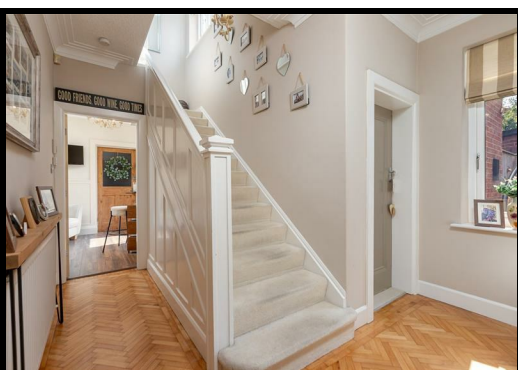
### Asking Price £395,000

Situated on Hartford Road within the charming west end of Darlington, this exquisite house presents an exceptional opportunity for those seeking a stylish and comfortable home. In brief the property is comprised of an entrance porch way, an entrance hallway, an open plan kitchen / family room, two further reception rooms, three double bedrooms and a family bathroom.

As you step inside, you will be greeted by a fine interior design that seamlessly blends elegance with functionality. The heart of the home is undoubtedly the stunning open plan kitchen and living room, which creates a perfect space for entertaining guests or enjoying quality time with family. The layout encourages a warm and inviting atmosphere, making it ideal for both casual gatherings and more formal occasions.

The two reception rooms provide additional versatility, allowing for a variety of uses such as a cosy study, a playroom, or a formal dining area. Each room is thoughtfully designed to maximise space and light, ensuring a bright and airy feel throughout the home.

Located in a desirable area, this property is conveniently situated near local amenities, schools, and transport links, making it an ideal choice for those who value both comfort and convenience. Whether you are looking to settle down or invest, this house on Hartford Road is a remarkable find that promises to meet your needs and exceed your expectations. Don't miss the chance to make this stunning property your new home.



# 42 Hartford Road, Darlington

## General Remarks

An outstanding opportunity has arisen to acquire an immaculately presented three bedroom detached house occupying a most pleasing position on Hartford Road within the highly desirable west end of Darlington.

Offering an abundance of charm and character

Gas fired central heating

Double glazed windows throughout

Council Tax Band E

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Hartford Road is superbly positioned in what is considered to be one of Darlington's finest and most desirable roads. This beautiful property is situated within a short walking distance of Darlington's Town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. The property is ideally situated for accessing first class local Schools to include The Federation of Abbey Infant and Junior school, St Augustine's Primary School, Hummersknott Academy and Carmel College. 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. International air travel is available from both Newcastle and Teesside airports.

## Entrance Porch Way

The property is entered through a door to the side elevation of the property leading into an entrance porch way. The porch way benefits from vinyl flooring and is fully glazed offering an abundance of natural light.

## Entrance Hallway

A most welcoming entrance hallway warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from original solid wood Parquet flooring and a window overlooking the side elevation of the property.

## Kitchen / Dining / Family Room

13'8" x 22'10"

The modern and most contemporary kitchen which is less than one years old is simply stunning. Fitted with a comprehensive range of wall, floor and drawer units with contrasting butcher block worktops incorporating a ceramic sink. The kitchen benefits from a number of integrated appliances including a double oven, and electric hob and a slimline dishwasher. The beautifully presented family room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated and benefiting from original Parquet flooring, three large double glazed windows and a wooden fire surround with a tiled hearth and a log burning stove.

## Living Room

13'0" x 10'5"

The beautifully presented Living Room has the most pleasant views overlooking the rear garden, warmed by a central heating radiator, tastefully decorated and benefiting from a double glazed window and double glazed patio doors which lead out to the rear garden.

## Snug

10'4" x 9'9"

The further reception room which is currently used as a snug room is situated to the rear elevation of the property. This multi-use room has ability to be reconfigured to suit different activities, from work to play to relaxation, warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from laminated flooring and double glazed French doors which lead out to the rear garden. A door leads into the integral garage.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

12'9" x 12'5"

A double bedroom with a double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator and tastefully decorated.

## Bedroom Two

11'10" x 9'10"

With a double glazed window overlooking the front elevation of the property a double bedroom warmed by a central heating radiator and tastefully decorated in neutral tones incorporating a stylish feature wall.

## Bedroom Three

8'1" x 7'7"

A further double bedroom with a double glazed window overlooking the side elevation of the property. Warmed by a central heating radiator and is tastefully decorated.

## Bathroom

7'11" x 5'2"

The bathroom has vinyl flooring, tiled walls, a double glazed window and is fitted with a modern suite comprising of a Jacuzzi bath, a wash hand basin, a low level WC and a towel radiator.

## Externally

Externally to the front of the property there is a driveway providing off road car parking, a garden which is laid to lawn and a single garage. The solid brick built garage has a utility area with plumbing for an automatic washing machine, with potential to convert into an extra living space, subject to planning.

A particular feature of the property is the wrap around garden all of which is private and not overlooked, a key feature of the wrap around garden is that it allows you to capture the sun no matter what time of the day. To the rear of the property there is south facing garden which is laid to lawn and complimented with a variety of mature shrubs and trees.

There is also a decked patio area and a gravelled patio area which are both ideal for outdoor entertaining.

