



Cheeryble Chare

Darlington DL2 2WT

Offers Over £295,000

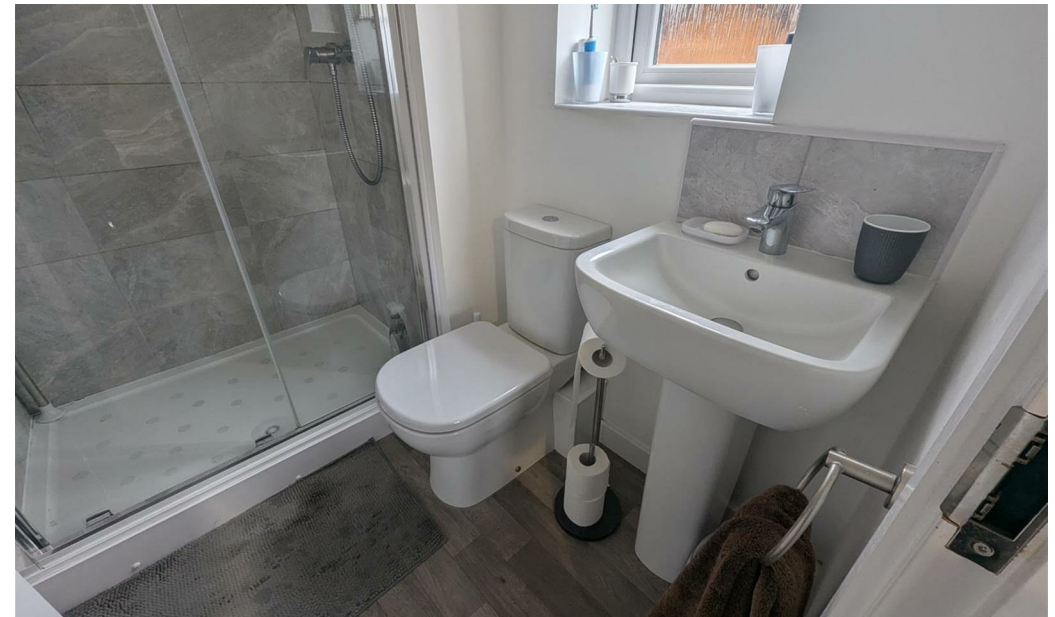




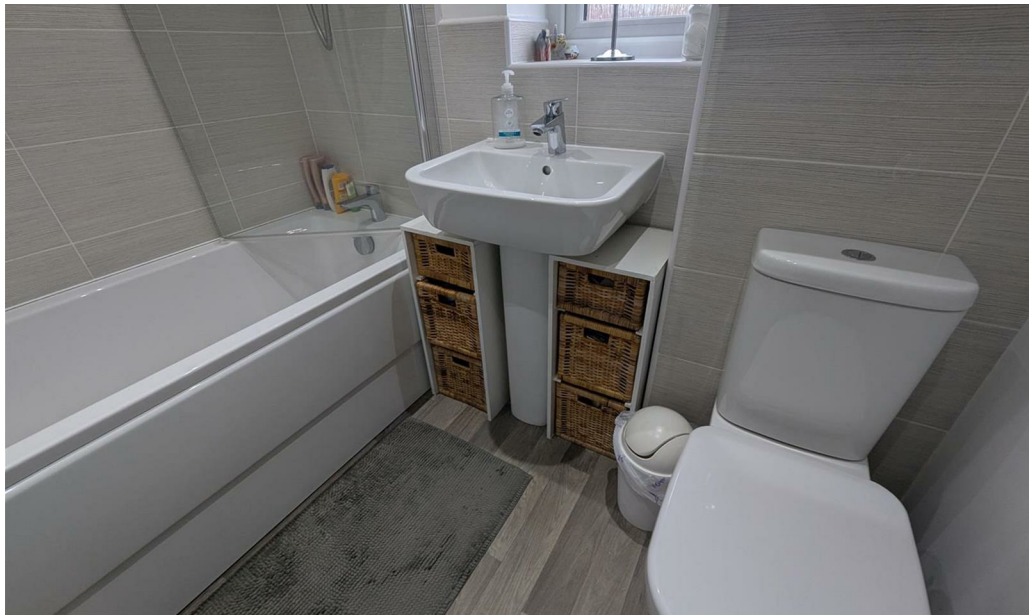
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- Four Bedroom Detached Property
 - Detached Garage
 - Council Tax Band D
- Sought After West Park Area of Darlington
 - Driveway for two cars
- Close to Nature Reserve and Amenities
 - Epc Rating B

Situated in the desirable Westpark area of Darlington, this beautifully presented modern detached house, with open outlook to the front offers an exceptional living experience. As you enter, you are greeted by two reception rooms offering versatility for a variety of families. The heart of the home is the open-plan kitchen and dining room, which seamlessly flows into a delightful sunroom, allowing natural light to flood the space and creating a warm, welcoming atmosphere with ample space for relaxation and entertainment enjoying the view of the rear landscaped garden.

Boasting four spacious bedrooms the main having an en-suite together with a family bathroom this property is perfect for families seeking comfort and style.

The property is situated on the perimeter of the Westpark development, providing easy access to a variety of local amenities including M&S Foodhall, Aldi and schools, ensuring that all your daily needs are within reach. Additionally, major road links are conveniently nearby, making commuting a breeze.

With the remainder of its NHBC warranty, this home offers peace of mind for prospective buyers. Whether you are looking for a family home or a stylish retreat, this four-bedroom detached house in Cheeryble Chare is a remarkable opportunity not to be missed.

Entrance Hall
Composite door to front, LVT flooring and radiator, staircase to the first floor and radiator.

Lounge
138 x 109 (4.17m x 3.28m)
Upvc double glazed window to front and radiator.

Study/Playroom
71 x 72 (2.16m x 2.18m)
Feature Upvc double glazed window to front and radiator

Kitchen
81 x 234 (2.46m x 7.11m)
Upvc double glazed window to rear, fitted with a range of modern light grey wall, base and drawer units, composite sink with mixer tap, four ring gas hob and eye level oven with extractor over. Integrated dishwasher and fridge freezer. Bespoke larder with shelving with power supply. There are usb sockets, spotlights to ceiling and LVT flooring. Open plan into Dining area.

Dining Area
With Bi-fold doors to Garden Room, LVT flooring and Radiator.

Garden Room
102 x 106 (3.10m x 3.20m)
A airy space with lots of natural sunlight due to glazed vaulted roof. There is an electric heater, usb sockets along with tv point. Spotlights to ceiling, LVT flooring and double doors to rear. Blinds are also included.

Utility Room
Upvc door to side, wall and base units, space for a washing machine and tumble dryer. Logic wall mounted Boiler, fuse box and LVT flooring.

Ground Floor W.C
Fitted with low level w.c, wash hand basin, heated towel rail and LVT flooring.

First Floor Landing
Upvc double glazed window to side, access to fully boarded and insulated loft, via drop down ladder.

Bedroom One
12'11 x 10'9 (3.94m x 3.28m)
Upvc double glazed window to front including blinds, fitted wardrobes with sliding doors and usb sockets and radiator.

En-Suite
Upvc double glazed obscure window to side, fitted with double walk in shower, low level w.c, wash hand basin, heated towel rail, extractor fan and vinyl flooring.

Bedroom Two
8'10 x 8'11 (2.69m x 2.72m)
Upvc double glazed window to rear, fitted wardrobes with sliding doors and radiator.

Bedroom Three
9'9 x 6'9 (2.97m x 2.06m)
Upvc double glazed window to rear and radiator.

Bedroom Four
7'4 x 12' (2.24m x 3.66m)
Upvc double glazed window to front and radiator.

Bathroom
Upvc double glazed obscure window top rear, panelled bath with shower over and screen. Low level w.c, wash hand basin, heated towel rail, spotlights to ceiling and part tiled walls.

Externally
To the front there is an enclosed garden and gated access to rear.
To the rear is a split level landscaped garden with a raised York Stone patio area, ideal for seating. There is a Greenhouse, raised borders with well established plants. A lawn area, outside light and tap, with gated access to both driveway and rear where you will find off street parking for multiple vehicles, private driveway and single garage.

Westpark Levy
There is an annual payment made by all Westpark residents for the upkeep of the local area.

Council Tax
Band D

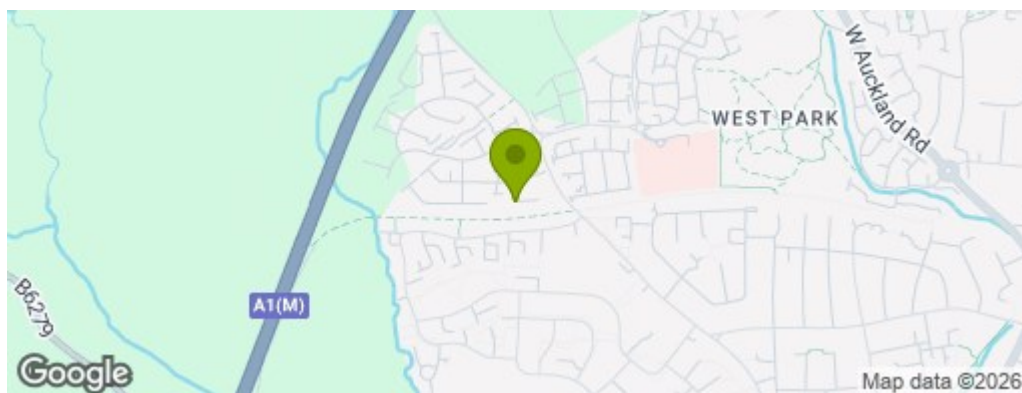
Tenure
Freehold

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
Local Authority
Darlington
Council Tax
Band:
D
Annual Price:
£2,259
Conservation Area
No
Flood Risk
No Risk
Floor Area
1,367 ft 2 / 127 m 2
Plot size
0.12 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
2 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability



Property Information

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