



## Leach Grove

Darlington DL3 0TW

Offers Over £350,000





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# Leach Grove

## Darlington DL3 0TW



- Spacious Four Bedroom Detached Family Home
- Off Street Parking and Double Garage
- Must Be Seen

- Three Bathrooms and Ground Floor Cloaks
- Gardens to Front, Rear and Side
- Popular Cockerton Area of Darlington

- Living Areas Spanning Three Floors
- Conservatory
- Close to Local Shops, Schools and Darlington Memorial Hospital

Welcome to this splendid and unusual detached house located in the desirable area of Cockerton in Darlington. To the ground floor you will find a welcoming reception room, providing a perfect setting for family gatherings or quiet evenings. With a well equipped kitchen, leading to an open aspect conservatory area, the property also features a convenient and useful ground floor cloakroom.

Across two upper floors, this impressive property boasts four spacious bedrooms and three bathrooms, making it ideal for families seeking comfort and space.

For those with multiple vehicles, this home does not disappoint. Boasting off street parking for two vehicles, along with a double garage if additional space is required, providing both security and convenience or just simply additional storage space.

The location in Leach Grove is particularly appealing, offering a peaceful residential environment while still being close to local amenities and transport links. This property is a wonderful opportunity for anyone looking to settle in a spacious and well-appointed family home in Darlington. Don't miss the chance to make this delightful house your new home.

### Entrance Hallway

Upvc door to front and window to side, staircase to first floor landing with storage cupboard under and radiator. Access to ground floor w.c.

### Kitchen

8'10" x 22'10" x 8'10" x 11'7" (2.71 x 6.97 x 2.7 x 3.55)

Upvc double glazed window to rear, fitted wall, base and drawer units with contrasting worktops, stainless steel sink with mixer tap and spotlights to ceiling. Gas hob with extractor over and oven, integrated dishwasher and washing machine, open aspect to the conservatory area.

### Conservatory

L shaped and open plan from the kitchen, with Upvc double glazed window to side and French doors to the rear. Glazed lean to roof allowing plenty of natural sunlight and ample space for a dining table and chairs or a seating area.

### Dining Room

17'11 x 15'1 (5.46m x 4.60m)

Currently used as an office/gym. Three Upvc double glazed windows to front and side, two radiators and double doors leading to the kitchen/conservatory.

### Ground Floor Cloaks

Low level w.c, wash hand basin and radiator.

### First Floor Landing

Upvc double glazed window to side.

### Lounge

15'11 x 21'0 (4.85m x 6.40m)

Three Upvc double glazed windows to front and side with additional window also to the front elevation and radiator.

### Bedroom One

8'8 x 16'6 (2.64m x 5.03m)

Upvc double glazed windows to rear and side with double fitted sliding door wardrobes, radiator.

### En-Suite Shower Room

Upvc double glazed obscure window to rear, shower cubicle, low level w.c, wash hand basin, part tiled walls and radiator.

### Second Floor Landing

Upvc double glazed window to side.

### Bedroom Two

15'5 x 14'4 (4.70m x 4.37m)

Three Upvc double glazed windows to front and side, radiator and access to en-suite.

### En-Suite Shower Room

Upvc double glazed obscure window to front, shower cubicle, low level w.c and wash hand basin. Part tiled walls and radiator.

### Bedroom Three

11'9 x 8'9 (3.58m x 2.67m)

Upvc double glazed window to side and radiator.

### Bedroom Four

11'9 x 7'1 (3.58m x 2.16m)

Upvc double glazed window to rear and radiator.

### Bathroom

Upvc double glazed obscure window to rear, panelled bath, low level w.c and wash hand basin. Part tiled walls and radiator.

### Externally

To the front there is a driveway providing off street parking and access to a double garage. There are wrap around lawn areas to the front side.

To the rear is an enclosed garden, mainly laid to lawn with gated access to the front of the property.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: F

Annual Price: £3,426

Conservation Area: No

Flood Risk: Very low

Floor Area: 1,883 ft<sup>2</sup> / 175 m<sup>2</sup>

Plot size: 0.09 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

### Note

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GROUND FLOOR



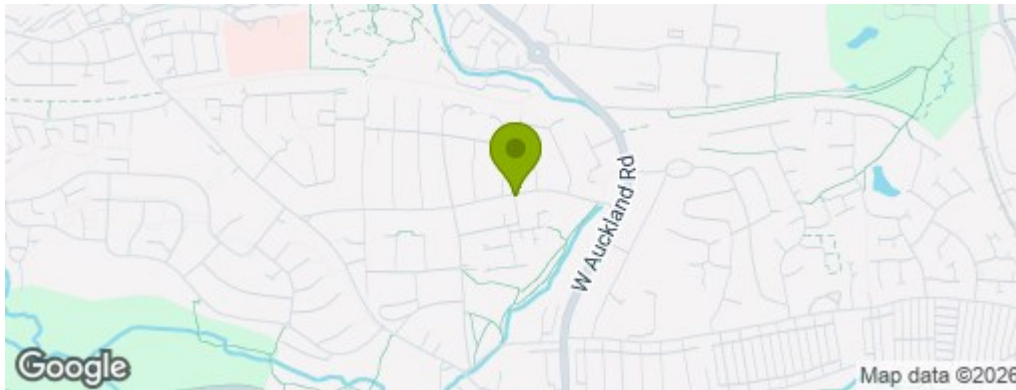
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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