



## Turf Close

Darlington DL2 2FA

Offers Over £475,000





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# Turf Close

## Darlington DL2 2FA



- Four/Five Bedroom Stunning Property
- Close to Amenities and Nature Reserve
- Council Tax Band F

In the desirable Westpark area of Darlington, this stunning detached house on Turf Close offers an exceptional family living experience. Boasting four spacious bedrooms, this property is perfect for those seeking both comfort and style. The open plan kitchen and family area, provide a cosy seating space and creates an inviting atmosphere for family gatherings and entertaining guests. Additionally, a separate lounge/dining room provides further versatility for relaxation or formal occasions. There is also a useful study on the ground floor that could easily be utilised as a play room.

The property features two well-appointed bathrooms, a family bathroom and an en-suite to the main bedroom, ensuring convenience for the entire household, along with a ground floor cloakroom for ease and practicality.

Externally, the garden areas offer a delightful space for outdoor activities, while the ample driveway provides parking facilities that will accommodate vehicles with ease. A double garage provides additional space.

Situated in a prime corner position, this home benefits from a peaceful yet accessible location, with local amenities and transport links nearby. The popular Westpark area is known for its community spirit and family-friendly environment, making it an ideal choice for those looking to settle in a vibrant neighbourhood.

This remarkable property combines modern living with ample space, making it a perfect choice for families or anyone seeking a comfortable and stylish home in Darlington. Don't miss the opportunity to make this wonderful house your new home.

### Entrance Hall

Composite door and window to front, Kamdean flooring, staircase to first floor with storage under including double electrical sockets, radiator and fuse box.

### Lounge/Diner

23' x 13'6" (7.01m x 4.11m)  
Upvc double glazed bay window to front and double doors to rear. Open aspect, bright and airy room with ample space for a dining table and chairs. Part panelled walls and two radiators.

### Kitchen/Family Room

20'8" x 13'9" (6.30m x 4.19m)  
Upvc double glazed window to side and double doors and window to rear. Spacious open aspect kitchen with white wall, base and drawer units including deep pan drawers and storage shelf. Splashbacks to contrasting worktops. Integrated four ring ceramic hob with extractor over and eye level double oven. Integrated appliances including fridge, freezer and dishwasher with cutlery shelf. One and a half bowl composite sink with mixer tap. Two vertical radiators and spotlights to ceiling.

### Utility Room

7'3" x 6'11" (2.21m x 2.11m)  
Composite door to side, stainless steel sink with mixer tap, space for a washing machine and tumble dryer, concealed boiler and spotlights to ceiling.

- Sought After West Park Area of Darlington
- Immaculately Presented Throughout
- Epc Rating B

### Study

11'4" x 7'9" (3.45m x 2.36m)  
Two Upvc double glazed windows to side, Kamdean flooring and two radiators.

### Ground Floor Cloaks

Low level back to wall w.c, wash hand basin in vanity, radiator and part tiled walls. Extractor fan.

### First Floor Landing

10' x 9'9" (3.05m x 2.97m)  
With storage cupboard housing the hot water cylinder.

### Bedroom One

22'3" x 11'4" (6.78m x 3.45m)  
Three Upvc double glazed windows to front and side. Free standing wardrobes, radiator and access to dressing room and en-suite. Part panelled walls.

### Dressing Area

With room for storage.

### En-Suite

Upvc double glazed obscure window to side, walk in shower cubicle with waterfall and spray, bath, low level, back to wall w.c and wall mounted wash hand basin. Heated towel rail, part tiled walls and spotlights to ceiling.

### Bedroom Two

13'6" x 11'2" (4.11m x 3.40m)  
Two Upvc double glazed windows to rear and radiator.

### Bedroom Three

13'5" x 11'3" (4.09m x 3.43m)  
Upvc double glazed window to rear and radiator.

### Bedroom Four

11'5" x 11'1" (3.48m x 3.38m)  
Upvc double glazed window to front and radiator.

### Bathroom

Upvc double glazed obscure window to rear, freestanding bath with central mixer taps, walk in shower cubicle with waterfall and spray. Low level back to wall w.c and wall mounted wash hand basin. Heated towel rail, part tiled walls and spotlights to ceiling.

### Externally

To the front there is a block paved driveway providing off street parking for two vehicles and access to a double garage with dual separate matching doors. Three is also gated access to the rear. To the rear is an enclosed garden which is mainly laid to lawn with additional patio area and shed providing ample storage.

### Tenure

Freehold

### Property Details

Local Authority: Darlington  
Council Tax Band: F  
Annual Price: £3,426  
Conservation Area No  
Flood Risk Very low  
Floor Area 1,894 ft 2 / 176 m 2  
Plot size 0.09 acres  
Mobile coverage

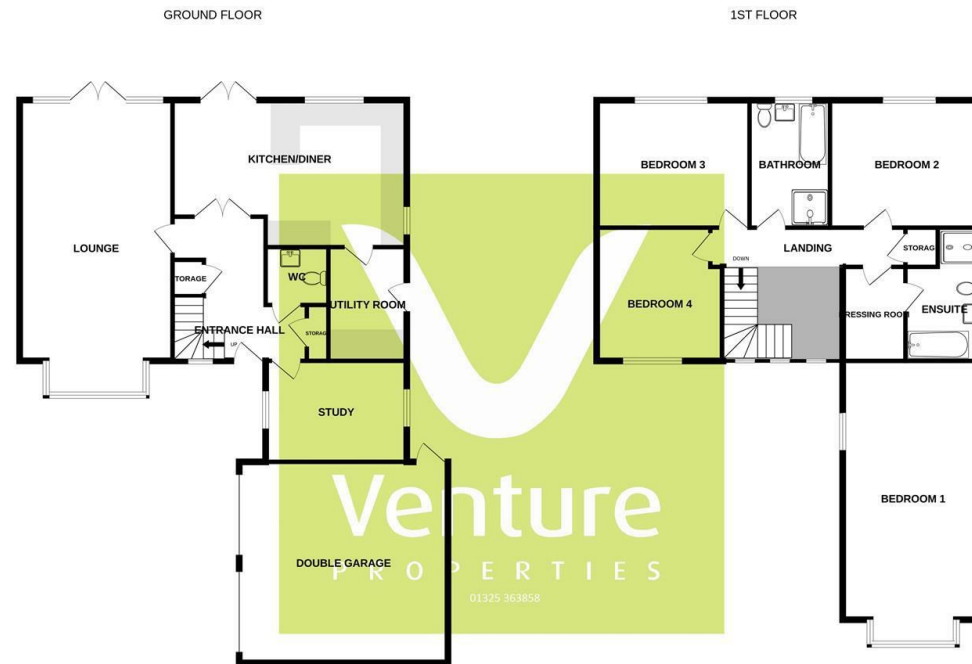
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
6 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

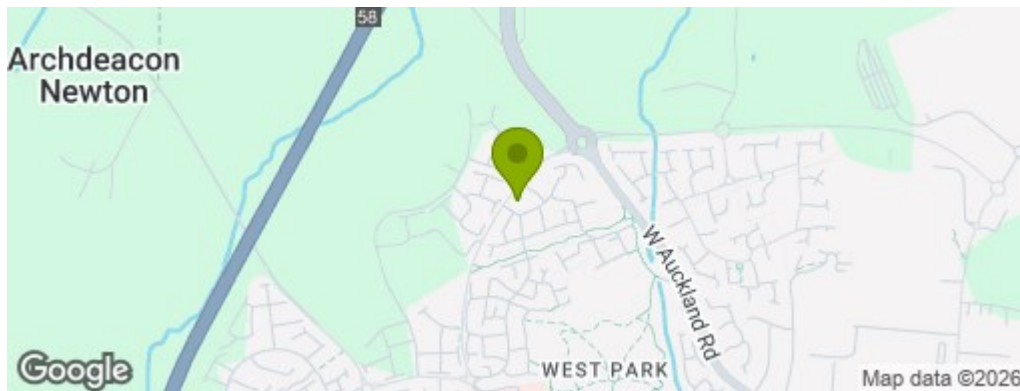
BT  
Sky  
Virgin

### Note

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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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