



Ann Cordey
ESTATE AGENTS

40 Elton Parade, Darlington, DL3 8PQ
Offers In The Region Of £395,000



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Occupying an enviable position within Darlington's prestigious West End, this exceptional period home is situated on one of the area's most sought-after and characterful streets. Beautifully presented throughout, the property has been sympathetically renovated by the current owners to an exceptionally high standard, effortlessly combining timeless period charm with the comforts of modern living.

Set behind attractive hedging, the property enjoys a delightful front courtyard with mature trees and established shrubs providing a high degree of privacy. To the rear is a fully enclosed garden with paved seating areas, together with a charming snug, creating the perfect space for relaxing and entertaining during the warmer months. A wrought iron gate provides convenient rear access.

The accommodation begins with an entrance vestibule, offering practical space for coats and footwear, leading into an impressive reception hallway with an LVT Tarkett floor and staircase to the first floor. The elegant lounge overlooks the front elevation and features double glazed sash windows together with a beautiful log-burning stove, creating a warm and inviting focal point. To the rear, the dining room enjoys direct access to the garden via French doors as well as a further log burning stove, making it ideal for both family life and entertaining.

The kitchen has been thoughtfully designed with a quality range of wall, floor and drawer units complemented by contrasting work surfaces. Flooded with natural light from Velux windows, it also retains original built-in storage cupboards, adding further character. A useful pantry provides additional storage and also space for washing machine and tumble dryer, whilst a rear door gives direct access to the garden.

The first floor offers three generously proportioned bedrooms, two of which are spacious doubles. The luxurious family bathroom has been beautifully appointed with a freestanding bath, walk-in shower, wash hand basin and WC.

Occupying the entire second floor is an impressive principal bedroom suite, providing a wonderful private retreat. The spacious bedroom is complemented by useful built-in wardrobes, together with a recently refitted contemporary shower room/WC.

Properties of this calibre in Darlington's highly regarded West End rarely remain available for long. Offering beautifully presented accommodation, an abundance of original character and an enviable location, we anticipate significant interest and would strongly recommend an early viewing.

LOUNGE
16'11 x 13'11 (5.16m x 4.24m)

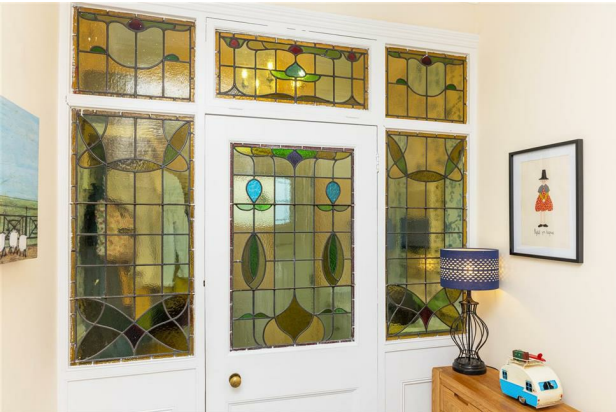
DINING ROOM
16'01 x 12'03 (4.90m x 3.73m)

KITCHEN
21'05 x 10'09 (6.53m x 3.28m)

PANTRY/UTILITY
4'00 x 6'07 (1.22m x 2.01m)

GARDEN ROOM
11'02 x 7'11 (3.40m x 2.41m)

FIRST FLOOR



BEDROOM ONE
16'11 x 11'00 (5.16m x 3.35m)

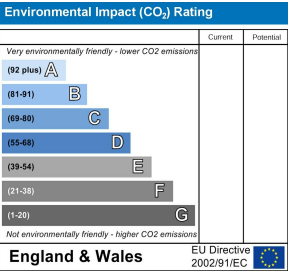
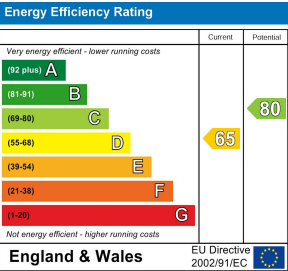
BEDROOM TWO
12'05 x 13'06 (3.78m x 4.11m)

BEDROOM FOUR
9'10 x 7'01 (3.00m x 2.16m)

SECOND FLOOR

MASTER BEDROOM
17'00 x 12'00 (5.18m x 3.66m)

SHOWER ROOM
7'00 x 6'11 (2.13m x 2.11m)



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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