



Portreath Court

Darlington DL3 0ZG

£300,000





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- Four Bedroom Detached House
- Gardens, Driveway, Garage
- EPC Grade C

- Spacious Accommodation Throughout
- Harrowgate Farm Location Close To Routeways Across Town
- Council Tax Band E

- Conservatory To The Rear
- Viewing Strongly Advised
- Main Bedroom With En-Suite

Nestled in the desirable area of Harrowgate Farm, Portreath Court in Darlington presents a stunning four-bedroom detached house that is sure to impress. This remarkable property boasts three generous reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is enhanced by a delightful conservatory at the rear, allowing for an abundance of natural light and a seamless connection to the outdoor gardens.

The accommodation is thoughtfully designed, offering a perfect blend of comfort and functionality. With two well-appointed bathrooms, the home caters to the needs of a growing family or those who enjoy hosting guests. The front and rear gardens provide a tranquil outdoor space, ideal for enjoying the fresh air or tending to your gardening pursuits.

Convenience is key, as this property is located close to excellent transport links, making it easy to explore both town and countryside. The off-street driveway and garage add to the practicality of this home, ensuring that parking is never a concern.

This exceptional property is a rare find in a sought-after location, and early viewing is strongly advised to fully appreciate all that it has to offer. Whether you are looking for a family home or a peaceful retreat, this house is sure to meet your needs and exceed your expectations.

Reception Hallway

Spacious and welcoming reception hallway with laminate flooring, and balustrade staircase to the first floor.

Cloak/Wc

Useful addition in this family home fitted with a white suite to include WC and handbasin which is situated in a vanity cupboard providing storage and the laminate flooring from the hallway is continued into the room

Lounge

10'9" x 22'6" (3.28m x 6.86m)

A generous reception room which is light and airy having a bay window overlooking the front. There is quality oak feature fire surround and gas living flame fire, double internal doors flows to the dining area.

Dining Area

17'7" x 9'1" (5.36m x 2.79m)

A further well proportioned reception room that easily accommodates a large family table and is open plan to the kitchen making it a real social space and there is upvc doors opening into the conservatory and the room has a feature recessed ceiling with fitted spotlights and again there is laminate flooring

Kitchen

8'3" x 10'4" (2.54m x 3.15m)

The kitchen has been fitted with a range of walnut effect cabinets which is complimented by quality

granite work surfaces with up stands the host of integrated appliances includes dishwasher and fridge and there is a dual fuel range cooker with down lights to the cabinets which adds to the ambience of the room and the light is provided by a window overlooking the rear gardens. There is a door from the kitchen that leads to the utility area

Utility

10'11" x 8'5" (3.33m x 2.57m)

- Clever addition to any family home added by the current occupiers, this sizable space is useful and provides us with storage via ample floor units, there is work surfaces a stainless steel sink unit, plumbing for an automatic washing machine, vent for a tumble dryer and the wall mounted gas central heating boiler is situated here, there is also a solid oak door opening to the side leading to the garden.

Conservatory

17'3" x 14'4" (5.26m x 4.37m)

Upvc frames and french doors leading directly to the patio with laminate flooring and a ceiling fan.

First Floor

Landing

The landing has access to the part boarded loft and leads us to all four of the bedrooms and bathroom/WC. There is a also a built in airing cupboard.

Bedroom 1

12'11" x 10'9" (3.94m x 3.28m)

A very well proportioned principle bedroom having fitted double wardrobes and boasting en-suite facilities.

En-Suite

Upgraded with a modern suite with a double shower cubicle with mains led shower, WC and handbasin, built in storage cupboard and the room has been attractively tiled.

Bedroom 2

18'11" x 15'8" (5.77m x 4.80m)

Being reconfigured by moving an internal wall, making two smaller bedrooms this larger double room, there are two windows to the rear aspect and the room has a quality range of fitted wardrobes , bedside cabinets and dressing table.

Bedroom 3

10'9" x 12'2" (3.30m x 3.71m)

A further well proportioned double room overlooking the rear aspect and having double fitted wardrobes.

Bathroom/ WC

Bedroom 4

9'8" x 8'5" (2.95m x 2.57m)

A smaller double room overlooking the front aspect and having a built in single storage cupboard.

Externally

The rear garden has been landscaped, the sellers tell us it is a suntrap and there is patio seating areas to be able to enjoy the sun in various parts of the garden. It is enclosed by fencing with decked and lawned areas, there is a water tap, a timber shed and access to the side via a single gate. There is external lighting also.

The front of the property is mainly open plan with block paved driveway that allows parking for several vehicles and there is an integral single garage which has a roller door, lights and electrics.

Property Information

Local Authority
Darlington
Council Tax
Band:
E

Annual Price:

£3,048

Conservation Area

No

Flood Risk

Very low

Floor Area

1,969 ft² / 183 m²

Plot size

0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4Mbps

Superfast

259Mbps

Ultrafast

10000Mbps

Satellite / Fibre TV Availability

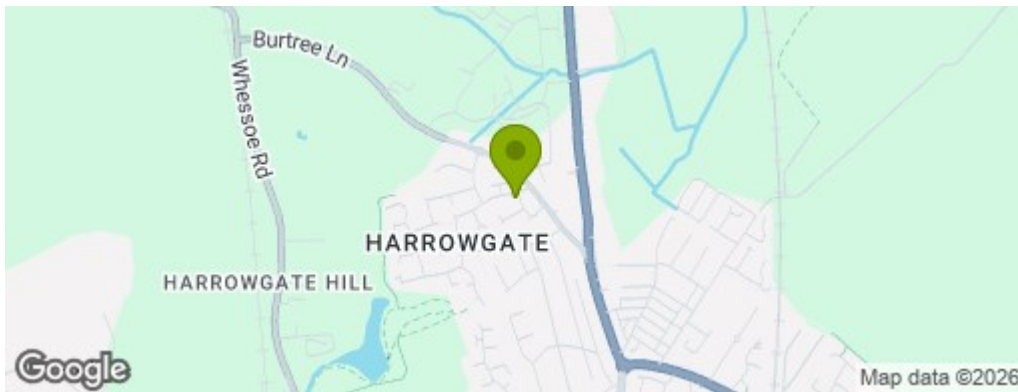
BT

Sky

Virgin



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Property Information

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