



**St. Clare's Court, West End, DL3 8EN**  
**7 Bed - House - Mid Terrace**  
**£685,000**

**EPC Rating:**  
**Tenure: Leasehold**  
**Council Tax Band: G**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS

# St. Clare's Court

## West End Darlington DL3 8EN

**\*\* GRADE II LISTED, PRIVATE GARDENS, & COMMUNAL GARDENS \*\***

**\*\* STUNNING PERIOD FEATURES THROUGHOUT \*\***

**\*\* LUXURY FAMILY HOME, CONVERTED EX-NUNNERY \*\***

St Clare's Abbey originally built 1867 as a grade two listed building, has been thoughtfully and imaginatively developed into this truly impressive development, considered one of the most exclusive places to reside in Darlington.

Set within a private gated development, lies this prestigious property within the sought after area of West End in Darlington, where properties continue to be in high demand and we anticipate this to be no exception.

The property briefly comprises of; Entrance Hall with the original sash windows, Leading to an unbelievable Open-Plan Living / Dining / Kitchen Area, off this room you will find an additional Reception/Dining Room, Spacious Utility Room, Inner Hall and Downstairs WC.

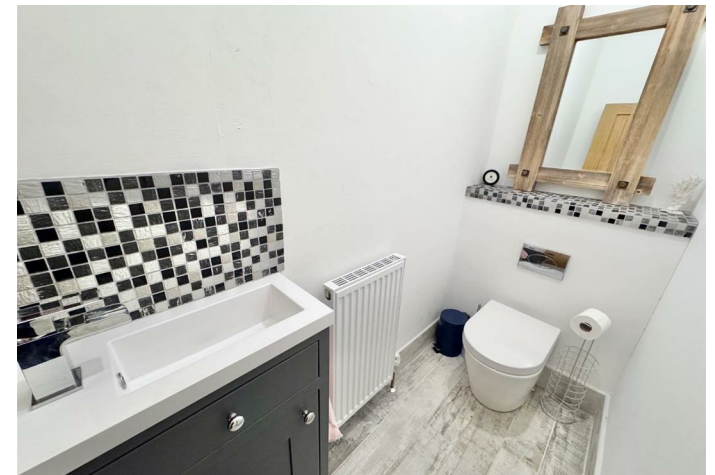
The First Floor has ample of Natural light entering the Landing from the Sash Windows, with a Boiler Room, Generous Sized Master Bedroom with Dressing Room & En-Suite Shower Room, Three Further Double Bedrooms and Two Family Bathrooms.

The Second Floor provides a Period Featured Landing, with Three Further Double Bedrooms, (One Bedroom benefitting from Dressing Area and En-Suite Shower Room.

Externally, the property has a Private Garden off the Entrance Hall with a Newly Laid Lawn, whilst off the Reception/Dining Room you will find another Private Gravelled Garden, benefiting from South West Facing. In addition the property has private parking for up to 4 cars, in addition visit parking bays located at the main Private Entrance Gates. This development has a good community spirit, with BBQ's and Events held within the communal Gardens.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.











The property boasts an elegant look that combines traditional period styling with contemporary detailing and with outstanding accommodation over three floors. This seven bedroom residence has been designed with architectural flare and sumptuous interior design. There are two courtyard gardens to be enjoyed during those warmer months and designated parking for four vehicles. Gas central heating via two Baxi boilers.

#### GROUND FLOOR

Light and airy welcoming reception hallway giving a fabulous first impression. Truly impressive oversized lounge, dining and kitchen the heart of the residence, perfect to maximise on family time. A luxurious high-quality kitchen featuring solid wood units, double breakfast island and integrated appliances. Delightful second reception room, small inner hall opening to a ground floor w.c. and useful utility room.

#### FIRST FLOOR

Four good size bedrooms, the master of particular interest impeccably presented with a dressing room and en-suite shower room. Separate shower room, family bathroom and boiler room, add to what is an exceptional amount of space to this floor.

#### SECOND FLOOR

The quality continues as you ascend to the top floor where you are met with a beautiful landing area, three further bedrooms, including bedroom two featuring a lovely dressing area and en-suite shower room.

#### EXTERNALLY

This highly prestigious development lies just off Carmel Road North in the sought-after West End of Darlington, which lies within walking distance of well regarded primary and secondary schooling. With secure gated entry, there is a great deal of privacy, which is so often sought but, not often found.. Well tended grounds provide fabulous kerb appeal and beautiful spaces to enjoy and relax during those warmer months, an enclosed courtyard which is considered low maintenance and a private garden which is mainly laid to lawn.

#### GROUND FLOOR

##### Entrance Hall

25'4" x 7'1" (7.74m x 2.18m)

##### Open-Plan Living / Dining / Kitchen Area

44'0" x 24'1" (13.43m x 7.36m)

##### Reception / Dining Room

33'1" x 7'6" (10.10m x 2.29m)

##### Inner Hall

7'8" x 3'10" (2.35m x 1.19m)

##### Utility Room

16'10" x 7'2" (5.15m x 2.20m)

#### Downstairs WC

6'11" x 2'11" (2.11m x 0.91m)

#### FIRST FLOOR

##### Landing

36'11" x 5'2" (11.27m x 1.59m)

##### Bedroom 1

14'6" x 24'6" (4.43m x 7.47m)

##### Dressing Room

9'0" x 7'2" (2.76m x 2.20m)

##### En-Suite Shower Room

8'0" x 7'3" (2.46m x 2.21m)

##### Bedroom 2

14'2" x 9'0" (4.32m x 2.76m)

##### Family Bathroom 1

7'3" x 7'10" (2.23m x 2.40m)

##### Bedroom 3

14'6" x 9'1" (4.42m x 2.77m)

##### Bedroom 4

14'2" x 9'1" (4.32m x 2.77m)

##### Family Bathroom 2

6'10" x 8'1" (2.09m x 2.47m)

##### Boiler Room

8'3" x 9'1" (2.53m x 2.77m)

#### SECOND FLOOR

##### Landing

37'1" x 7'7" (11.31m x 2.33m)

##### Bedroom 5

14'5" x 8'10" (4.41m x 2.70m)

##### Bedroom 6

14'7" x 16'11" (4.46m x 5.17m)

##### En-Suite Shower Room

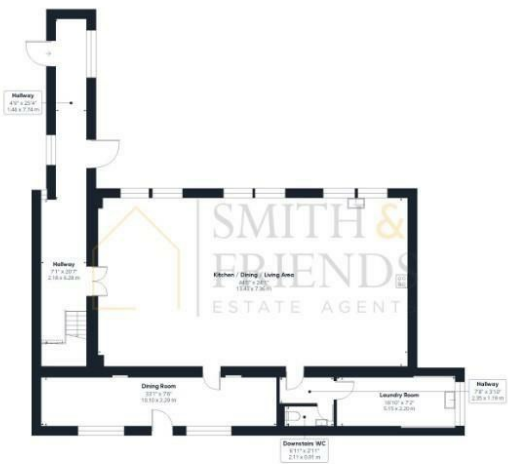
8'0" x 7'3" (2.44m x 2.22m)

##### Bedroom 7

14'0" x 8'9" (4.29m x 2.69m)







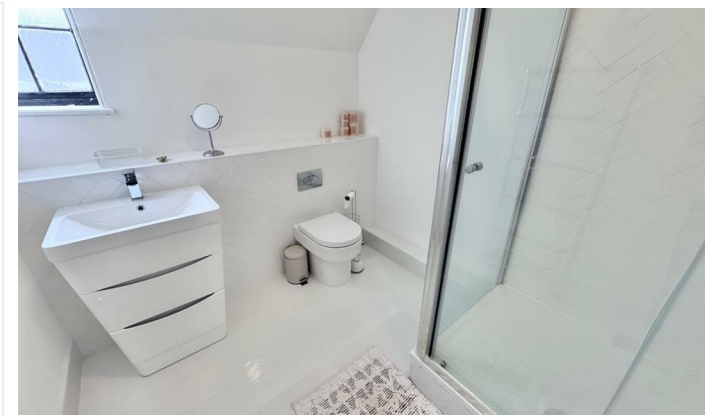
Approximate total area<sup>m</sup>  
 3975 ft<sup>2</sup>  
 369.3 m<sup>2</sup>  
 Reduced headroom  
 2 ft<sup>2</sup>  
 0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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