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75 Carmel Road South, Darlington
Offers In The Region Of £486,750

Occupying a prominent position on Carmel Road South, Blackwell within the prestigious West End of Darlington. The property represents a rare opportunity to acquire a unique residence offering generous accommodation over two floors including a reception hallway, living room, cloakroom, sitting / dining room, garden room, kitchen, utility room, three double bedrooms, a single bedroom and a family bathroom.

There are delightful landscaped gardens to the front and rear elevations, an extremely spacious driveway providing off road car parking for several vehicles, a double garage and a beautiful raised patio which is ideal for hosting summer barbeques. The generous plot offers plenty of outdoor space, perfect for children to play. There is further land to the side of the property which offers opportunities for further expansion or an additional building plot subject to the necessary planning permissions.

Located in a sought-after area, this home is well-positioned for local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. With its blend of space, comfort, and potential, this semi-detached house on Carmel Road South is a must-see for anyone looking to settle in Darlington. Don’t miss the chance to make this wonderful property your new home.







75 Carmel Road South, Darlington

General Remarks
A superb opportunity to acquire a four bedroom semi detached residence occupying a most pleasing position on Carmel Road South within the highly desirable west end of Darlington.
Gas fired Hive central heating
Beautifully presented land scaped gardens
Council Tax Band E
High Speed Fibre connectivity to the property
We recommend viewings at the earliest opportunity to avoid disappointment

Location
Carmel Road South lies in the heart of Blackwell within short walking distance of Darlington Town Centre. The property is ideally situated for accessing first class local Schools to include The Federation of Abbey Infant and Junior School, St Augustine's Primary School, Hummersknott Academy and Carmel School and Sixth Form College. The property is well placed for travel to business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line connection provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside Airports.

Entrance Hallway
The property is entered through a composite door to the side elevation of the property leading in to a most welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from an understairs cupboard providing useful storage.

Cloakroom
The cloakroom is warmed by a central heating radiator, has a window overlooking the side elevation of the property and is fitted with a suite comprising of a wash hand basin and a low level WC.

Living Room
18'7" x 12'2"
The beautifully presented living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a stone fire place and a gas fire.

Dining Room / Sitting Room
13'2" x 12'10"
A versatile room which is currently used as a sitting room situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a stone hearth and a gas fire.

Garden Room
7'11" x 16'1"
The stunning garden room offers fine views overlooking the rear garden. Warmed by a central heating radiator, offering an abundance of natural light and benefiting from a UPVC double glazed window, a Velux window and double glazed French doors to the side elevation which lead out to the patio area and rear garden beyond.

Kitchen
9'2" x 19'11"
The modern kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting granite worktops incorporating an inset sink. The kitchen benefits from vinyl flooring, a UPVC double glazed window and a number of integrated appliances including a double electric oven, a gas hob with over head extractor hood, a fridge and a dishwasher.

Utility Room
9'2" x 5'1"
The utility room is fitted with a range of wall and floor units with contrasting worktops incorporating a stainless steel sink. The utility room is warmed by a central heating radiator and benefits from vinyl flooring, Velux windows and plumbing for an automatic washer / dryer.

First Floor Landing
A staircase leads to a half landing with two double glazed windows to the side elevation. A further staircase leads to the spacious first floor landing. The landing is tastefully decorated in neutral tones and benefits from a hatch giving access to the attic.

Bedroom One
13'3" x 12'11"
A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a stylish feature wall and benefiting from built in wardrobes providing useful storage, a dressing table, a wood framed window overlooking the front of the property and a further double glazed window overlooking the side elevation.

Bedroom Two
12'0" x 12'2"
A double bedroom with a wood framed window overlooking the front elevation of the property. Warmed by a central heating radiator and benefiting from built in wardrobes providing useful storage and a dressing table.

Bedroom Three
7'10" x 8'7"
With a UPVC double glazed window overlooking the rear garden a further bedroom warmed by a central heating radiator.

Bedroom Four
9'4" x 8'0"
With pleasant views overlooking the rear garden a double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window and built in wardrobes providing useful storage

Bathroom
The bathroom is warmed by a central heating radiator, has tiled walls, a double glazed window with privacy glass and is fitted with a modern suite comprising of a bath, a shower cubicle with shower, a wash hand basin inset into a vanity unit and a low level WC.

Externally
This unique property is situated on a substantial plot. To the front of the property there is a large driveway providing off road car parking for several vehicles. a beautifully presented garden which is laid to lawn and complimented with a variety of mature plants and a double garage. There is an additional piece of land to the side of the property which could be used to extend the property, driveway or a building plot subject to the necessary planning consents. A particular feature of the property is the simply stunning landscaped rear garden. Laid to lawn and complimented with a variety of mature plants, shrubs and trees. There is also a delightful patio area which is ideal for outdoor entertaining.





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