

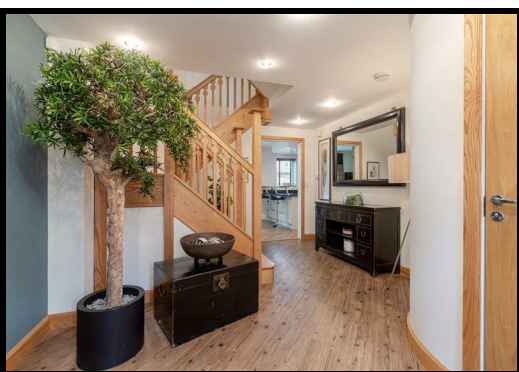


## 8 Leconfield, Darlington

### Asking Price £485,000

A superb opportunity has arisen to acquire an outstanding five bedroom Town house situated on the prestigious Leconfield development within the heart of the desirable west end of Darlington. This delightful residence offers deceptively spacious accommodation and in brief is comprised of a most elegant and welcoming entrance hallway, a cloakroom, a modern kitchen / dining room, a garden room and a utility room. A spindle balustrade staircase leads to the first floor landing. To the first floor there is an immaculately presented living room, a principal bedroom with a dressing area and en suite bathroom and a further double bedroom. To the second floor of the property there are three further double bedrooms and a family bathroom. Externally to the front of the property there is a double block paved driveway providing off road car parking, a double garage and a garden which is laid to lawn. To the rear of the property there is a beautifully presented garden which is laid to lawn and complimented with a variety of mature trees and shrubs, a patio area which is ideal for outdoor entertaining and a decked sun area.

This property presents a wonderful opportunity for those looking to settle in a spacious and well-equipped home in a desirable area. With its ample living space and convenient location, this house is sure to attract interest from a variety of buyers. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.





# 8 Leconfield, Darlington

## General Remarks

A truly outstanding opportunity has arisen to acquire a beautiful five bedroom Town House occupying a most pleasing position on the prestigious Leconfield development in the heart of the desirable west end of Darlington.

Gas fired central heating

Double glazed windows throughout

Council Tax band G

Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.

## Location

Leconfield is a modern and most prestigious development situated within a short walking distance of Darlington's Town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. 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, Polam Hall School, Hummersknott Academy and Carmel College. For the commuter the property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway 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 with side lights leading into a most grand and welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones incorporating a feature wall and benefits from karndeian flooring and an under stairs cupboard providing useful storage.

## Cloakroom

The cloakroom has karndeian flooring, a double glazed window overlooking the front of the property and is fitted with a suite comprising of a wash hand basin and a low level WC.

## Kitchen / Dining Room

22'7" x 12'6"

The modern kitchen / dining room is fitted with a comprehensive range of wall, floor and drawer units with contrasting granite worktops incorporating an inset sink and drainer. The kitchen / dining room is warmed by a central heating radiator and benefits from karndeian flooring, a UPVC double glazed window to the rear elevation, patio doors which lead into the garden room and a number of integrated appliances including a double oven with an electric hob and overhead extractor hood, a fridge freezer, a microwave and a dishwasher. The kitchen is open plan with the dining room.

## Garden Room

10'3" x 10'1"

The garden room offers fine panoramic views overlooking the rear garden. Warmed by an electric radiator and tastefully decorated the garden room benefits from a tiled floor, double glazed windows and double glazed French doors which lead out to the rear garden.

## Utility Room

9'4" x 9'2"

The utility room is fitted with a range of floor units with contrasting worktops incorporating a sink. The utility room benefits from karndeian flooring and plumbing for an automatic washing machine / dryer. A door leads into the integral garage with a further door leading into the rear garden.

## First Floor Landing

A staircase leads to the first floor landing.

## Living Room

33'1" x 12'8"

The beautifully presented living room offers an abundance of natural light and is tastefully decorated in neutral tones incorporating a stylish feature wall. Warmed by a central heating radiator and benefiting from UPVC double windows overlooking the front elevation of the property and a feature electric fire.

## Principal Bedroom

15'8" x 9'11"

The principal bedroom is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a UPVC double glazed window overlooking the rear elevation of the property, built in wardrobes providing useful storage, a dressing area and an adjoining en suite bathroom.

## En Suite Bathroom

9'3" x 9'0"

The En Suite bathroom has a tiled floor and walls, a UPVC double glazed window and is fitted with a modern and most contemporary suite comprising of a panelled bath, a shower cubicle with shower, a wash hand basin, a low level WC and a towel radiator.

## Bedroom Two

12'1" x 9'4"

With a UPVC double glazed window overlooking the rear elevation of the property a further double bedroom warmed by a central heating radiator, tastefully decorated and benefiting a walk in dressing room and plumbing for an en suite bathroom.

## Second Floor

A staircase leads to the second floor.

## Bedroom Three

16'3" x 9'5"

A further double bedroom with a UPVC double glazed window overlooking the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated and benefiting from a built in study. This room would make an ideal home office.

## Bedroom Four

12'9" x 10'9"

A further double bedroom warmed by a central heating radiator, tastefully decorated and benefiting from a UPVC double glazed window overlooking the front elevation of the property and a built in wardrobe providing useful storage.

## Bedroom Five

12'10" x 11'6"

With a UPVC overlooking the front elevation of the property a further double bedroom warmed by a central heating radiator, tastefully decorated and benefiting from built in wardrobes providing useful storage.

## Bathroom

8'2" x 7'8"

The modern and most contemporary bathroom is warmed by a central heating radiator, has karndeian flooring and is fitted with a beautiful suite comprising of a panelled bath, a shower cubicle with shower, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a double block paved driveway providing off road car parking, a double garage and a garden which is laid to lawn and enclosed by a Beech hedge. To the rear of the property there is a beautifully presented garden which is laid to lawn and complimented with a variety of mature trees and shrubs, a patio area which is ideal for outdoor entertaining and a decked sun area.

