



## Turners View

Darlington DL2 2WJ

Offers In The Region Of £320,000





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# Turners View

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- Four Bedroom Detached Property
- Open Plan Kitchen/Family Room

- En-Suite Shower Room
- Off Street Parking With Garage

- Popular West Park Location
- EPC Rating B

This immaculately presented, well designed four bedroom detached property is located on this increasingly popular residential development in the West Park area of Darlington built by David Wilson Homes to The Kirkdale design and in addition the home has been upgraded by the current owners to the highest of standards to include fitted wardrobes to all four bedrooms and retains the full NHBC Warranty.

The property lies within easy reach of the many amenities in both Cockerton Village, West Park including Marks and Spencer Food Hall, popular schools and access out onto major road links both North and South.

In our opinion viewing comes highly recommended

## Entrance Hall

Composite door to front, staircase to first floor landing and radiator.

## Lounge

17 x 11 (5.18m x 3.35m)

Upvc double glazed bay window to front and two radiators.

## Kitchen / Family Room

23'11 x 12'7 (max) (7.29m x 3.84m (max))

Upvc double glazed window to rear, fitted with wall, base and drawer units, integrated fridge freezer and dishwasher. Stainless steel sink with mixer tap, five ring gas hob and double oven. Two radiators and French doors to rear.

## Utility Room

Fitted with wall and base units, space for washing machine and tumble dryer, composite door to the side.

## Downstairs Cloaks

Upvc double glazed window to front, fitted with w.c, wash hand basin and storage cupboard.

## First Floor Landing

With airing cupboard, radiator and access to loft.

## Bedroom One

13'4 x 11'7 (4.06m x 3.53m)

Upvc double glazed window to rear, fitted wardrobes and radiator.

## En-Suite

Upvc double glazed obscure window to side, fitted with shower cubicle, w.c, wash hand basin and heated towel rail.

## Bedroom Two

10'3 x 9'1 (3.12m x 2.77m)

Upvc double glazed window to rear, fitted wardrobes and radiator.

## Bedroom Three

11'2 x 9'11 (3.40m x 3.02m)

Upvc double glazed window to front, fitted wardrobes and radiator.

## Bedroom Four

9'11 x 8'11 (3.02m x 2.72m)

Upvc double glazed window to front, fitted wardrobes, storage cupboard and radiator.

## Bathroom

Upvc double glazed window to side, fitted with bath, w.c, wash hand basin.

## Externally

The home stands within a well sought-after development having a garden to the front, to the rear there is an enclosed garden of which is mainly laid to lawn with patio area and gate access leading to parking area for multiple vehicles and a single garage with up and over door.

## Property Information

Local Authority

Darlington

Council Tax

Not Found

Conservation Area

No

Flood Risk

No Risk

Floor Area

1,334 ft<sup>2</sup> / 124 m<sup>2</sup>

Plot size

-

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

24Mbps

Ultrafast

1000Mbps

Satellite / Fibre TV Availability

BT

Sky

## Tenure

Freehold

## Note

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