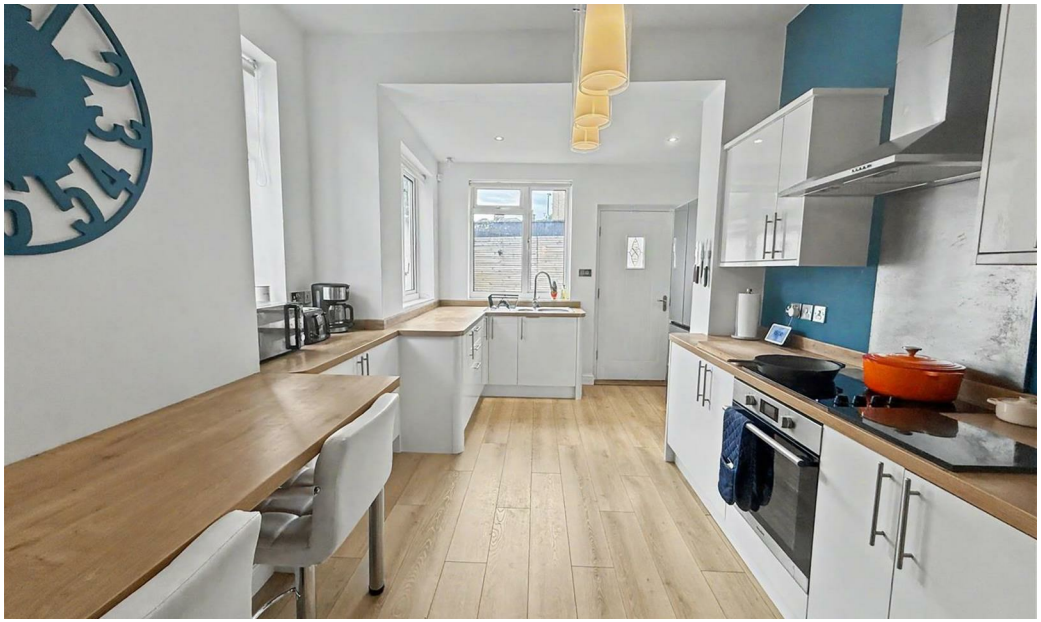
West Crescent

Darlington DL3 7PR

Offers Over £240,000

Venture
PROPERTIES



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West Crescent

Darlington DL3 7PR

x 4 x 2 x 2

- Modern semi-detached Edwardian home
- Two spacious reception rooms
- Off-street parking available
- 4 bedrooms, 2 bathrooms
- Modern kitchen/breakfast room
- Garage and 2 outbuildings
- Stylish monochrome bathroom
- Sunny courtyard garden
- Close to Darlington centre

Nestled within the highly sought-after West Crescent area of Darlington's prestigious DL3 postcode, this exceptional Edwardian semi-detached home beautifully combines timeless period charm with stylish contemporary living. Ideally positioned within walking distance of the town centre, the property offers excellent access to local amenities, highly regarded schools and transport links, making it an ideal choice for professionals and families alike.

Thoughtfully enhanced by the current owners, the property has been extended into the loft to create spacious and versatile accommodation across three floors. Beautifully presented throughout, it retains a wealth of period character while offering all the comforts of modern living.

A welcoming entrance hallway leads to two elegant reception rooms, both offering generous proportions and flexible living space for everyday family life and entertaining. To the rear, the impressive kitchen/breakfast room has been designed with modern living in mind, featuring a timeless range of fitted units, ample work surfaces and space for family dining.

The first floor comprises two spacious double bedrooms, a well-proportioned third bedroom ideal as a nursery, home office or dressing room, a stylish monochrome family bathroom and a separate WC.

Occupying the second floor, the superb principal bedroom suite provides a peaceful retreat, benefiting from generous proportions and a contemporary en-suite shower room.

Externally, the property benefits from valuable off-street parking and a private, low-maintenance rear courtyard garden, complete with artificial lawn, decking and a paved seating area, ideal for relaxing or entertaining. A garage and two useful outbuildings provide excellent additional storage.

Entrance Hallway
With front door and stairs to the first floor.

Living Room
13'5 x 11'7 (4.09m x 3.53m)
This inviting living room is a welcoming space featuring a large bay window that floods the room with natural light. The neutral carpet underfoot complements the soft tones of the walls, creating a calm and cosy atmosphere. A classic fireplace serves as a charming focal point, adding character and warmth to the room. The generous size allows for comfortable seating arrangements, perfect for relaxing or entertaining guests.

Dining Room
12'10 x 10'10 (3.91m x 3.30m)
The dining room is bright and airy, with a large bay window and French doors that open out to the garden, allowing plenty of natural light to fill the space. The room is spacious enough to accommodate a sizeable dining table, ideal for family meals or dinner parties. Neutral carpeting and light walls provide a fresh backdrop, while a fireplace adds a traditional touch and a cosy feel.

Kitchen
18'1 x 9'11 (5.51m x 3.02m)
This well-appointed kitchen offers a bright and practical space for cooking and dining. It features a long run of worktops with white cabinetry and modern hardware, complemented by a wood-effect countertop. The kitchen benefits from two windows, filling the room with natural light, and a breakfast bar with seating for casual dining. Integrated appliances and stylish fixtures complete this contemporary kitchen space.

First Floor
Landing area with access to the second floor.

Bedroom 2
13'10 x 11'7 (4.22m x 3.53m)
A good double sized bedroom situated to the front of the home with double glazed bay window.

Bedroom 3
11'1 x 10'6 (3.38m x 3.20m)
Situated to the rear with double glazed window and gas central heating radiator.

Bedroom 4/Study
10'0 x 6'2 (3.05m x 1.88m)
A good sized 4th bedroom with window to rear elevation.

Bathroom
The main bathroom combines modern style with functionality, featuring grey marble-effect tiling on the walls and large light floor tiles. It includes a bathtub with an overhead shower and a contemporary vanity unit with ample storage beneath a wide basin. A frosted window ensures privacy while allowing natural light to brighten the space. The shower area is framed by glass, adding to the sleek design.

Cloakroom/WC
A neatly presented cloakroom with a white toilet and a small frosted window for privacy. The room is tiled with dark flooring contrasting with white walls, and a wooden door adds warmth to this practical space.

Second Floor
Landing

Bedroom 1
14'7 x 13'11 (4.45m x 4.24m)
This bright bedroom features a sloping ceiling with twin skylights that allow natural light to stream in, creating an airy feel. Neutral carpeting and walls provide a calm setting, while the room includes built-in wardrobes and a dresser for storage. A window on the side wall adds to the light and ventilation, making this a cosy yet spacious bedroom.

En-Sute Shower Room
This stylish shower room is finished with sophisticated grey marble-effect tiling and large light floor tiles, creating a clean and modern look. It features a large walk-in shower with a glass screen and a contemporary vanity unit with an integrated sink. A mirrored cabinet above the basin provides extra storage, while a heated towel rail adds a practical touch.

Outside
Externally, the property benefits from off-street parking—a rare feature for a home so close to the town centre—along with a sunny, low-maintenance courtyard garden to the rear. The garden offers a private outdoor space with a combination of artificial grass and a decked seating area, ideal for relaxing or entertaining. Enclosed by fencing and walls for added privacy, it also features a paved area leading directly from the property, creating an attractive and easy-to-maintain outdoor space. A garage and two additional outbuildings provide excellent storage for bicycles, gardening equipment, and other household items.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,217
Conservation Area No
Flood Risk Very low
Floor Area 968 ft 2 / 90 m 2
Plot size 0.04 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Approx Gross Internal Area
120 sq m / 1291 sq ft

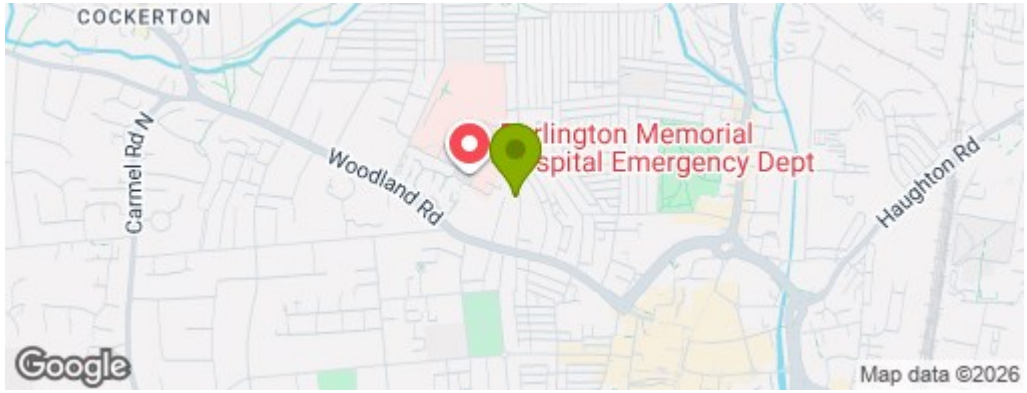
Ground Floor
Approx 50 sq m / 533 sq ft

First Floor
Approx 44 sq m / 469 sq ft

Second Floor
Approx 27 sq m / 289 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property Information

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