



CARVERS

SALES & LETTINGS

Beaumont Hill
Darlington, DL1 3NG

Offers in the region of £279,950

Bungalow - Detached



A lovely and deceptively spacious detached bungalow, occupying a particularly pleasant plot and offering much more accommodation than might initially be expected. The property has been refurbished and extended by the present owners to create a very well presented and comfortable home, with excellent living space both inside and out.

The accommodation begins with an entrance hallway leading to a good-sized lounge featuring a bay window and attractive fireplace. There is also a separate sitting room, again with a fireplace, providing useful additional living space.

A particular feature is the impressive 24ft kitchen/dining room, which has been refitted with a most attractive range of floor and wall units incorporating integrated appliances. From here there is access to a fabulous large conservatory, providing an excellent additional room overlooking the garden and offering plenty of space for relaxing or entertaining.

There are two bedrooms, together with a particularly spacious bathroom which benefits from a separate shower area.

The outside space is equally appealing. The good-sized rear garden has been designed for ease of maintenance and includes two attractive stone-built outhouses, both having vaulted ceilings and offering a variety of potential uses. There is also a good-sized polytunnel, which will be of particular interest to anyone who enjoys gardening or growing their own produce.

To the front there is a large driveway providing ample off-street parking, together with a further gravelled area offering additional parking if required.

A very appealing bungalow which has been thoughtfully refurbished and extended to provide spacious and versatile accommodation, together with a particularly useful and attractive plot.



- Well presented and improved deceptive detached bungalow
- Good size plot with useful outbuildings
- Separate sitting room opening through to 23 ft refitted kitchen/dining room
- Two bedrooms and large bathroom with wet room area
- Extended well proportioned accommodation
- Lounge with bay window and fireplace
- Lovely large conservatory
- Large driveway for car parking

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

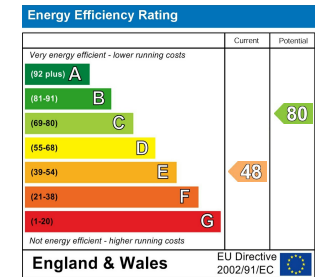
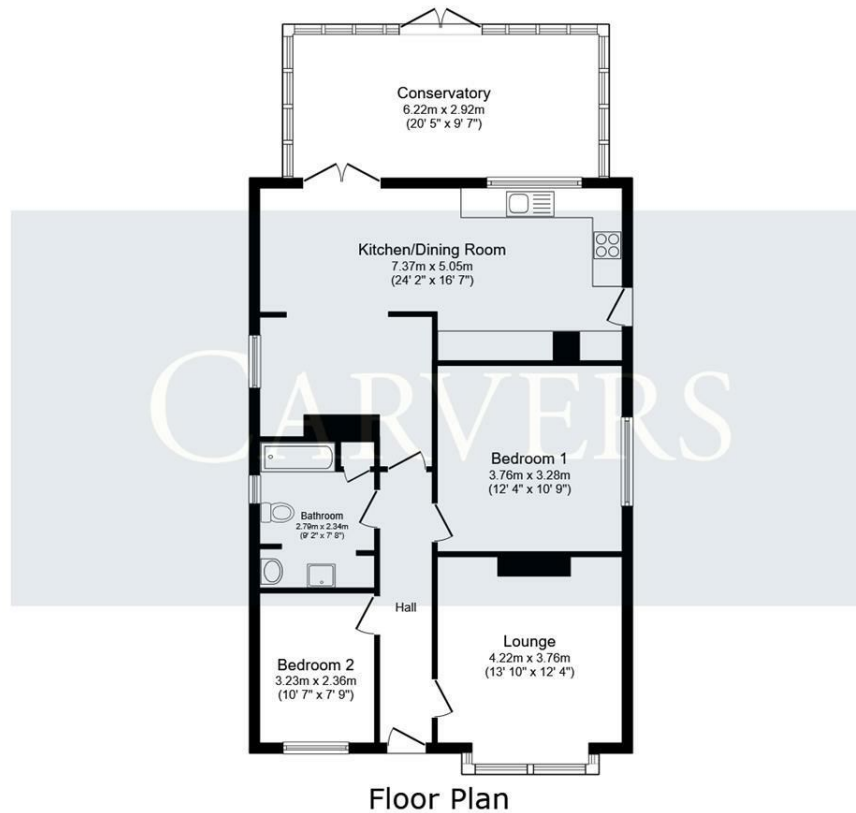
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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)





Property size taken from EPC
914.00 sq ft

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