

Ann Cordey
ESTATE AGENTS

305 Coniscliffe Road, Darlington, DL3 8AH

£625,000

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Ideally placed on Coniscliffe Road in Darlington's prime West End, this unique and impressive four bedroom detached home is situated on a large plot of around half an acre. The rear garden faces south and stretches out towards open farmland, creating stunning views and a distinctly countryside feel while remaining close to the town's amenities.

Initially constructed in 1929, the property offers well-planned accommodation throughout. Internally, a welcoming hallway leads to a selection of generously sized reception rooms. The main living room features an open fireplace, with windows framing the garden and rural outlook beyond. A separate dining room and an additional lounge provide flexible space suited to a range of buyers.

The high quality Kitchen is fitted with granite worktops and built-in appliances. Practical additions include a utility area and a shower room on the ground floor, ideal for busy family households. To the First Floor, there are four Generous bedrooms, one with its own en suite, alongside a family bathroom. The Master Bedroom enjoys the stunning south facing views from a different viewpoint.

Externally, the property continues to impress. A block-paved driveway leads to a double garage, offering ample parking. The rear garden is arranged over different levels, with several seating areas designed to make the most of the sun and the open views. Private and bright, it provides an ever-changing outlook throughout the year. The Lower level of the Garden is extremely private and offers potential for further development.

We do feel this is one of Darlington's most impressive properties and viewing is highly recommended.

HALLWAY
9'11" x 14'2" (3.03 x 4.33)

SHOWER ROOM
9'0" x 6'0" (2.75 x 1.83)

LIVING ROOM
16'9" x 22'7" (5.12 x 6.90)

SITTING ROOM
15'5" x 16'7" (4.71 x 5.08)

DINING ROOM
14'0" x 11'7" (4.29 x 3.55)

KITCHEN
12'8" x 16'10" (3.87 x 5.15)

UTILITY
6'0" x 6'3" (1.85 x 1.91)

DOUBLE GARAGE
18'0" x 16'2" (5.49 x 4.94)

FIRST FLOOR

BEDROOM ONE
17'6" x 14'3" (5.34 x 4.36)

EN SUITE
9'4" x 9'5" (2.85 x 2.88)

BEDROOM TWO
15'4" x 14'3" (4.69 x 4.36)

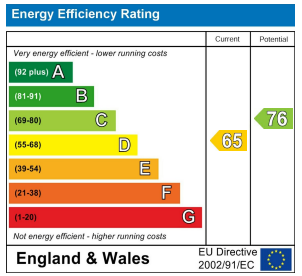
BEDROOM THREE
11'8" x 14'2" (3.58 x 4.33)

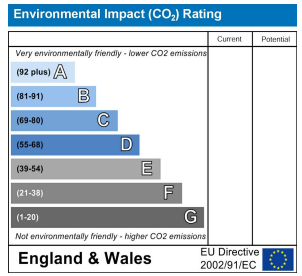
BEDROOM FOUR
13'0" x 10'6" (3.98 x 3.22)

BATHROOM
9'6" x 6'11" (2.91 x 2.13)









YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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