



1 St. Andrews Close, Darlington
Darlington



In Excess of £400,000



1 St. Andrews Close

Darlington

Designed and built by the current owner over 40 years ago, this individually designed four-bedroom detached residence presents a rare opportunity to acquire a home that has remained in the same ownership since it was first built.

Situated just off Houghton Green within an exclusive development of individually designed detached homes, the property occupies a generous plot and offers spacious, versatile accommodation, beautifully established gardens and a wonderful balance of character, comfort and practicality, making it an ideal home for family living.

The property is approached via a generous driveway providing ample off-road parking and access to the detached double garage, while the attractive, well-maintained front gardens create an inviting first impression.

Internally, a welcoming entrance hall leads to three generously proportioned reception rooms, providing versatile spaces for relaxing, entertaining and everyday family life. Flooded with natural light through large windows, the accommodation retains a wealth of character, enhanced by decorative ceiling mouldings, feature fireplaces, together with Karndean flooring to the kitchen and family bathroom.

The spacious fitted kitchen forms the heart of the home and is fitted with a range of wall and base units, integrated appliances, generous granite worktop space and a central island with breakfast bar.

- Individually Designed Four Bedroom Detached Family Home
- Lounge, Dining Rm, Living/Study



Patio doors open directly onto the rear garden, creating an effortless connection between the indoor and outdoor living spaces, ideal for entertaining and family gatherings.

To the first floor, the property offers four well-proportioned bedrooms, two with built-in wardrobes and all excellent natural light. The principal bedroom enjoys the convenience of its own en-suite shower room, while the family bathroom is fitted with a freestanding bath, separate shower enclosure, vanity unit and heated towel rail.

Outside, the beautifully established rear garden is a particular feature of the property. Thoughtfully landscaped and enjoying a high degree of privacy, it offers a generous lawn, mature trees, colourful planting and a variety of seating areas. A spacious patio incorporating a traditional brick-built pizza oven provides an excellent setting for outdoor dining and entertaining, while a separate hot tub area offers the perfect place to relax and unwind.

The detached double garage provides secure parking together with useful storage, while the private driveway comfortably accommodates several vehicles.

For further details or an appointment to view contact Northgate Estate Agents today.

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion





Porch

7' 6" x 5' 0" (2.29m x 1.52m)

Hallway

14' 2" x 9' 1" (4.33m x 2.77m)

Lounge

25' 7" x 14' 4" (7.79m x 4.37m)

Dining Room

13' 6" x 11' 8" (4.12m x 3.55m)

Living Room / Study

13' 1" x 8' 3" (4.00m x 2.51m)

Breakfast Kitchen

15' 8" x 14' 2" (4.77m x 4.33m)

Wc

5' 10" x 5' 3" (1.77m x 1.60m)

Landing

12' 3" x 11' 5" (3.73m x 3.48m)

Bedroom 1

14' 4" x 13' 3" (4.37m x 4.03m)

En-suite

5' 8" x 5' 7" (1.73m x 1.70m)

Bedroom 2

15' 9" x 13' 2" (4.79m x 4.01m)

Bedroom 3

11' 5" x 10' 0" (3.48m x 3.05m)

Bedroom 4 / Study

13' 1" x 8' 3" (4.00m x 2.52m)

Bathroom

14' 5" x 6' 10" (4.40m x 2.08m)

Garage

18' 11" x 18' 9" (5.76m x 5.71m)





GARDEN

DOUBLE GARAGE

2 Parking Spaces

DRIVEWAY

4 Parking Spaces





GARDEN

- Individually Designed Four Bedroom Detached Family Home
- Lounge, Dining Rm, Living/Study
- Breakfast Kitchen
- GF W.C. / Family Bathroom / Ensuite
- Landscaped gardens, Patio Area, Pizza Oven/BBQ area
- Double Garage, Large Driveway
- Energy performance rating: TBC
- Council Tax Band: F
- Freehold





DOUBLE GARAGE

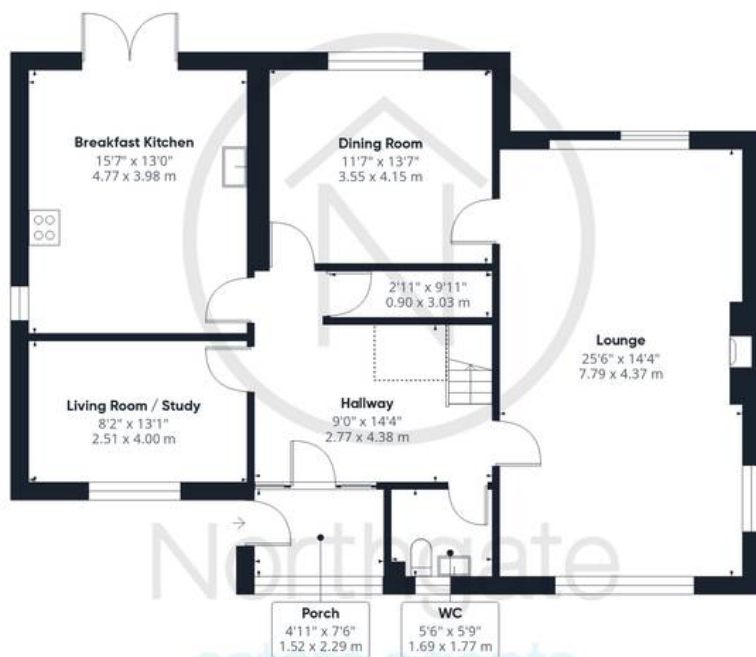
2 Parking Spaces

DRIVEWAY

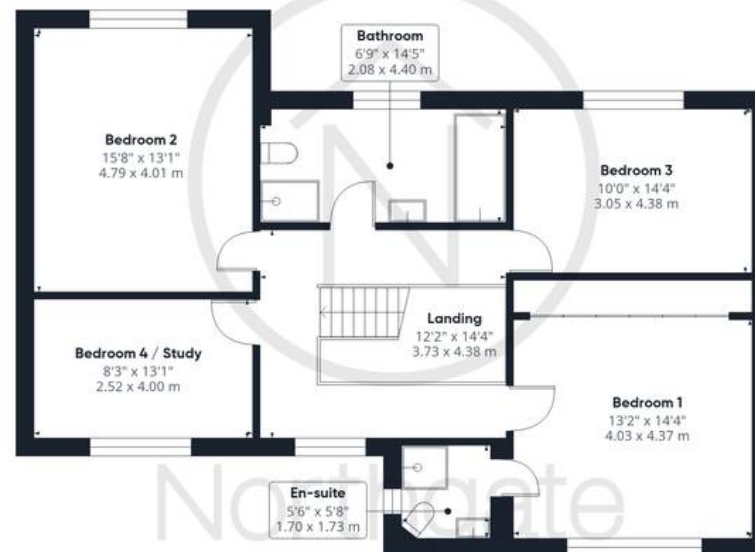
4 Parking Spaces



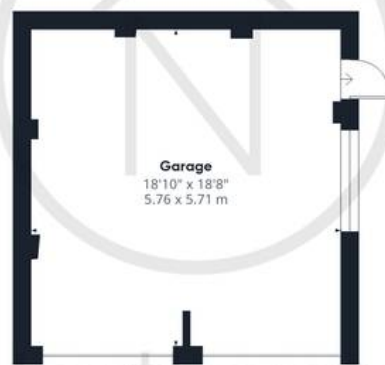




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

2383 ft²

221.4 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4DH

01325 728333 • info@northgates.net • www.northgates.co.uk/



These particulars do not constitute, nor constitute part of, an offer or contract. No warranties are provided. Verify details through inspection. Northgate estate agents, nor any person in their employment has any authority to make or give any representation or warranty whatever in the relation to this property. All measurements are approximate.