



**Salters Avenue, DL1 2AB**  
**4 Bed - House - Detached**  
**£585,000**

**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: D**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS

# Salters Avenue Darlington DL1 2AB

\*\*\* FULLY REFURBISHED 1930's FAMILY HOME \*\*\*

For Sale, this unique, but charming four bedroomed detached house, set back and positioned within off its own private lane/driveway, within the sought after area of Haughton, Darlington, located within a short walking distance of local amenities. The residence was built by Messrs Blackett's in approximately 1938 and has undergone a full refurbishment, making this a spectacular family residence.

The property briefly comprises of an Entrance Hallway with Cloak Cupboard, leading into a beautiful Hallway with Understairs Wine Store, Separate Downstairs WC, Living Room with Media Wall and Dual Aspect Views over the gardens, Open-Plan Kitchen / Diner / Entertainment Area with a Stunning Sunroom that has double Bi-fold Doors allowing ample of natural light to flood the room, Separate Utility Room and Laundry Room.

The first floor provides a Landing, Bedroom One with Dual Aspect Views, Walk-In Dressing Room and an amazing Four Piece En-Suite, Bedroom 2 has Dual Aspect Views, Bedroom 3 has an En-Suite Shower Room, whilst Bedroom 4 allows Dual Aspect Views of the gardens. In addition the property has a Four Piece Family Bathroom.

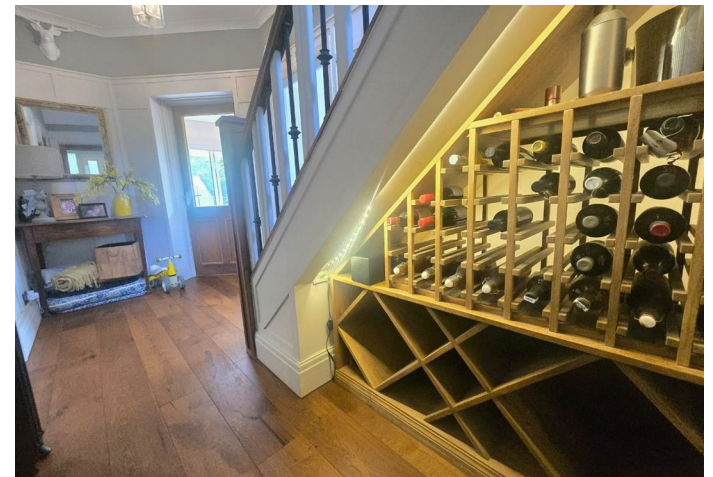
Externally, one of the key features for this property are it's wonderful gardens, spread over three levels, leading from a patio/lawn area, to a lower BBQ area with a Decked platform for enjoying the sun, next to a lovely pond and World War Bunker, including a well maintained sizable lawned area and vegetable garden.

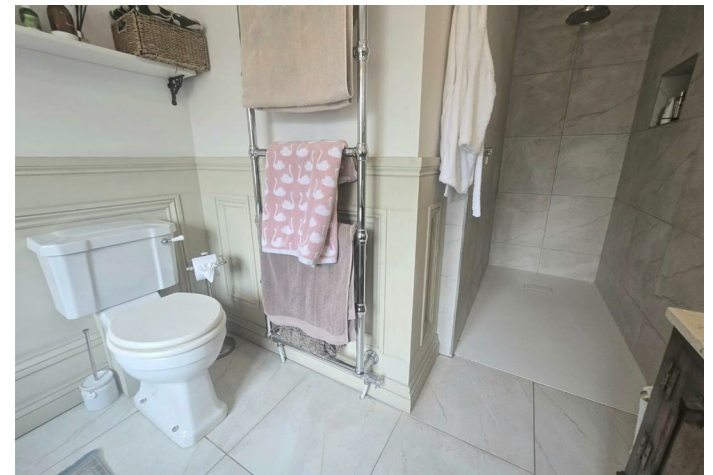
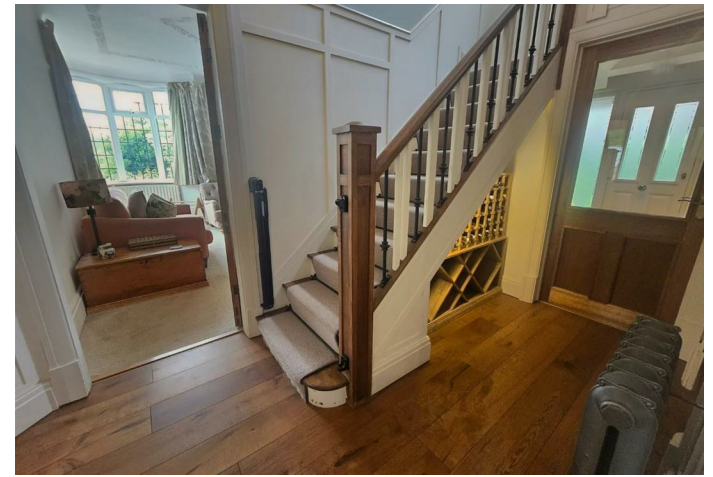
The front of the property has a spacious driveway allowing ample of off-road parking for several vehicles and leading to the garage, in addition this property also offers electric gates via a long private driveway.

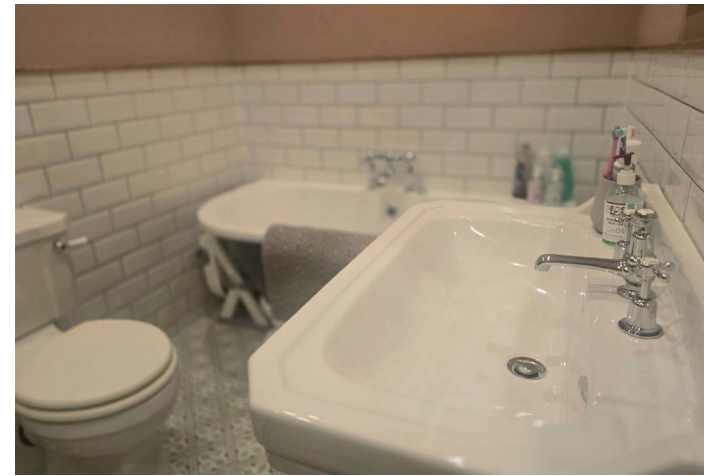
This is a unique property to come to the market, and prospective buyers are, therefore, urged to arrange a viewing.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.











## GROUND FLOOR

### Entrance Hall

7'9" x 7'1" (2.38m x 2.17m)  
Cloak Cupboard, with Mosaic Tiled Floor

### Hallway

6'7" x 14'3" (2.02m x 4.36m)  
Understairs Wine Store, with Hard Wood Flooring

### Downstairs WC

3'10" x 6'7" (1.17m x 2.01m)  
Contemporary WC with Hard Wood Floor

### Living Room

13'8" x 13'10" (4.18m x 4.24m)  
Stunning Media Wall, with Dual Aspect Views

### Open-Plan Kitchen / Diner / Entertainment Area

33'5" x 22'0" (10.20m x 6.71m)  
Contemporary Style Kitchen with Quartz Worktops,  
Open-Plan Space for Dining and Entertaining the Family,  
in Addition a Sunroom with Double Bi-Fold Doors

### Utility Room

6'1" x 9'6" (1.87m x 2.92m)  
Quartz Worktops

### Laundry Room

5'6" x 7'5" (1.70m x 2.27m)

## FIRST FLOOR

### Landing

6'10" x 12'6" (2.09m x 3.82m)

### Bedroom 1

9'7" x 13'10" (2.93m x 4.22m)  
Dual Aspect Views with Walk-in Dressing Room

### En-Suite

2'11" x 14'5" (0.91m x 4.40m)  
Four Piece En-Suite, with Stylish Tub Bath, Separate  
WC, Sink, and Walk-In Shower



### Bedroom 2

13'9" x 13'9" (4.20m x 4.20m)  
Dual Aspect Views

### Bedroom 3

10'7" x 11'5" (3.23m x 3.50m)

### En-Suite

3'11" x 6'5" (1.20m x 1.97m)  
Fitted Shower with WC and Sink

### Bedroom 4

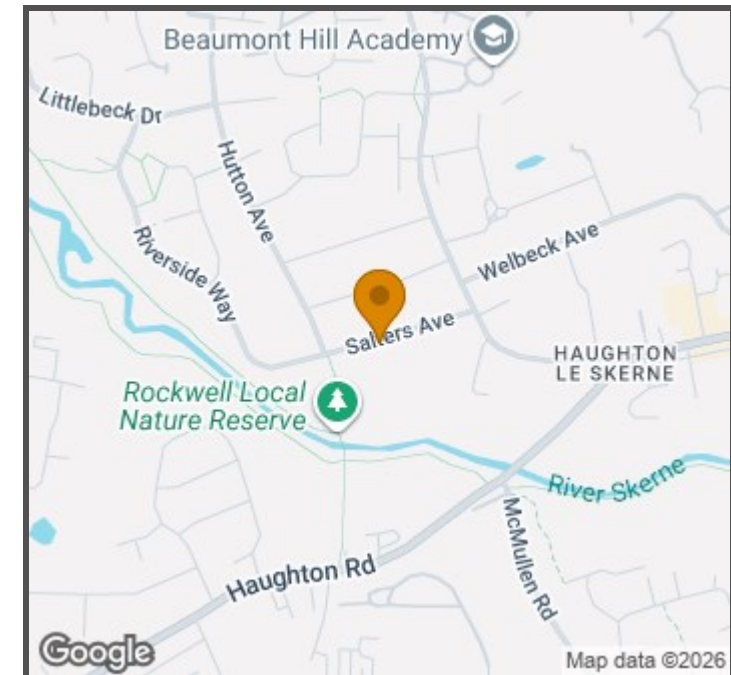
9'10" x 10'1" (3.01m x 3.09m)  
Dual Aspect Views

### Family Bathroom

10'2" x 5'9" (3.11m x 1.77m)  
Four Piece Family Bathroom, Consisting of Separate  
Shower, Bath, WC and Sink

### GARAGE

9'5" x 9'3" (2.88m x 2.82m)  
Converted Garage, allowing Laundry Room to the Rear  
with storage within the Garage







Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
1918 ft<sup>2</sup>  
178.3 m<sup>2</sup>

Reduced headroom  
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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