Ann Cordey
ESTATE AGENTS

54 Barmpton Lane, Darlington, County Durham, DL1 3HE

Offers In The Region Of £550,000

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This executive FIVE BEDROOMED detached residence, has been extended and renovated to make for a superb family home. Spacious throughout, and having been upgraded with the highest quality fixtures and fittings, having an exquisite, show stopping Kitchen at it's heart.

Tastefully decorated and immaculately presented, viewing is highly recommended, as this home is a fine example of a property of it's type on the market today.

TENURE: FREEHOLD
COUNCIL TAX D

Warmed by gas central heating and being fully double glazed and re-roofed, generous family accommodation is on offer, having formal lounge, cosy sitting room, large open plan kitchen diner. In addition to the ground floor there is a handy utility area and a convenient ground floor shower room/wc.

To the first floor there are THREE double bedrooms, the master bedroom having a dressing room and en-suite facilities. And there is a statement bathroom/wc. To the second floor there are TWO further bedrooms and a cloaks/wc servicing them both.

Externally the front of the property is open plan, with gravelled area for off street parking. A large driveway to the side leads down to the rear of the property and the various areas. The first being a patio garden, with small lawn and established borders. A single, pedestrian gate leads through to a further area of land, which is of a good sized and laid to lawn and was once an orchard.

Beyond attractive, double, wrought iron electric gates there is a brick built outbuilding and has light and power. This stands on a gravelled area of land, which has planning permission for a single storey dwelling, and of which the foundations are laid. (REF 19/00475/CON June 2019) the front of this land are two further enclosed garden areas, and the combined plot together is quite large and offering a great deal of potential and versatile use. With a further walk in storage shed,

RECEPTION HALLWAY
Striking, double composite entrance doors make an instant statement and open into the reception hallway, which is neutrally decorated with quality carpets and bespoke storage cupboard.
A staircase leads to the first floor and there is access to the lounge and kitchen/dining area.

LOUNGE
28'9" x 13'10" (8.77 x 4.22)
The formal lounge, is a very generous room, being dual aspect the room is flooded with light from the UPVC bay window to the front aspect and french doors to the rear.
A stunning fire surround adds a focal point and coving and spotlights to the ceiling complete the room.

SITTING ROOM
16'9" x 14'2" (5.11 x 4.33)
A less formal reception room, a recess to the chimney breast has a log burning stove at it's heart to cast a cosy glow. There are double, wooden glazed doors that open into the kitchen and dining area.
As with all of the property, the room is tastefully decorated and has a UPVC bay window to the front.

KITCHEN BREAKFAST AREA
34'9" x 11'6" (10.6 x 3.53)
A stunning statement kitchen, with lantern ceiling and bi-fold doors is the real show stopper of this home. Well planned and fitted with a high quality range of cabinetry with a white matt finish, and complimented with marble, granite work surfaces and kitchen island.

The integrated appliances include a fridge and freezer, and a full size range cooker is included. There are two illuminated and mirror displayed cabinets, and the room has been finished with spotlights and a high gloss, tiled floor.
The kitchen leads through to the utility room and ground floor shower room/wc.

UTILITY ROOM
A sizeable, and handy addition to a busy family home. Fitted with cabinets matching those of the kitchen and having marble, granite work surface with stainless steel sink unit.
There is an integrated fridge, washer/dryer, electric oven and gas hob. The room has the high gloss tiled floor continued from the kitchen, and has a UPVC door leading out to the rear garden and access to the shower room/wc.

SHOWER ROOM/WC
Spacious and convenient, fitted with a large walk-in shower cubicle with a mains fed shower, in addition there is a pedestal hand basin and wc. The room has been finished with tasteful ceramics.
There is also a built in storage cupboard.

FIRST FLOOR

LANDING
The galleried landing leads to the three double bedrooms of this floor, and the family bathroom/wc. A further staircase leads up to the second floor.

BEDROOM ONE
14'2" x 13'10" (4.34 x 4.24)
The master suite, is a well proportioned king size room. Neutrally decorated, with two UPVC windows to the front and side. And boasting dressing room, and ensuite facilties.

DRESSING ROOM
12'2" x 11'9" (3.73 x 3.60)
Fitted with a range of floor to ceiling wardobes the room has a UPVC window to the rear aspect.

ENSUITE
Having a white suite, which includes walk-in shower cubicle with mains fed shower, WC and hand basin. being tastefully finished with ceramics.

BEDROOM TWO
14'2" x 14'1" (4.33 x 4.30)
Again, a king size room with space to spare having one alcove to the chimney breast and a UPVC window to the front aspect.

BEDROOM THREE
11'5" x 11'0" (3.50 x 3.37)
A further, generous double room having a large walk-in wardrobe and a UPVC window to the rear aspect.

BATHROOM/WC
Upgraded with a quality white suite to include a sunken bath, hand basin positioned within vanity storage unit. In addition there is a low level WC. As with all of the bathrooms, the room has been finished with tasteful ceramics.

SECOND FLOOR

LANDING
leading to both bedrooms and WC.

BEDROOM FOUR
16'3" (4.97)
A double room, with velux window to the front aspect and fitted wardrobes.

BEDROOM FIVE
16'6" x 12'5" (5.03 x 3.80)
Having a velux window to the front.

CLOAKS/WC
With low level wc and hand basin.

EXTERNALLY
The front of the property is open plan, and gravelled for ease of maintenance and allowing for off street parking for two vehicles. There is a lengthy paved driveway lane to the side of the property which leads down to the rear.

The rear garden is enclosed by fencing, and has a paved patio/bbq area which enjoys views of the established borders, which have an array of plants and shrubs. The rear garden is also laid to lawn and has access through a single, pedestrian gate to a further enclosed piece of land, which is of a good size and laid to lawn with a single fruit tree.

Beyond attractive, double, wrought iron electric gates there is a brick built outbuilding and has light and power. This stands on a gravelled area of land, which has planning permission for a single storey dwelling, and of which the foundations are laid. (REF P2048/101) the front of this land are two further enclosed garden areas, and the combined plot together is quite large and offering a great deal of potential and versatile use.

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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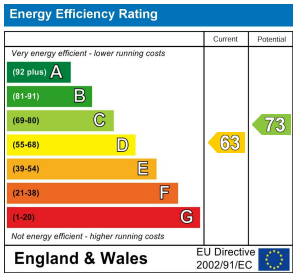

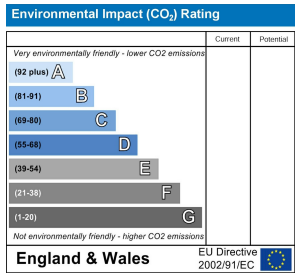

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