



*Ann Cordey*  
ESTATE AGENTS

10 Dene Grove, Darlington, County Durham, DL3 9LU  
Offers In The Region Of £285,000



## 10 Dene Grove, Darlington, County Durham, DL3 9LU

This truly spectacular Three Bedroomed Bungalow demands your attention, absolutely exquisite Residence in a most sought after road within the West End of Darlington. Boasting Three Bedrooms, open plan living area and contemporary refitted Kitchen with gardens to the front and rear aspect and garage. We doubt there has ever been a better opportunity to acquire such a beautiful home. This property simply must be viewed in person for its true beauty to be appreciated. Immaculately presented and full of light, this bungalow is ideal if you're the kind of discerning buyer that is seeking a unique home in an extremely convenient and pleasant location, with delightful views from Dene Grove over parkland. It is impossible not to be able to unwind and relax at Dene Grove, the whole bungalow carries a light, sunny atmosphere and the internal layout flows effortlessly, however, this home has so much more than its ambiance inside and out, the property has been decorated with meticulous care and it is clear to see no corners have been cut when achieving this exceptional quality of finish.

Warmed by gas central heating and with the benefit of double glazing throughout, the well proportioned and immaculately spacious accommodation briefly comprises of: Welcoming Reception Hallway, open plan Lounge with double glazed bay window to the front aspect, refitted contemporary Kitchen/Diner with an extensive quality range of cream cabinets featuring a host of integrated appliances. Generous in its proportions and of simple design, this really is the perfect room to incorporate your style of decoration.

You will find Three fabulous Bedrooms, the master boasting a stylish En-Suite and a stunning refitted family Bathroom with slipper bath finished with contemporary tiling, further proof that here at Dene Grove, functionality is paired effortlessly with fabulous style.

Externally, to the front there is a well presented front garden which is enclosed by a brick built wall and the block paved driveway allows hard standing for off street parking, giving access to the garage and through to the enclosed rear garden which has been gravelled for ease of maintenance the perfect haven to sit and unwind and enjoy a glass of wine on a summers evening.

This Bungalow is situated in one of the most sought-after areas in the town. Ideal for school catchment areas as well as close proximity to the town centre. It is rare that a property of this outstanding finish comes to market and when they do, they don't hang around for long.

It takes little imagination to see yourself here, viewing is essential at the earliest opportunity to appreciate this truly unique home which has been refurbished to the highest of standards whereby no expense has been spared by the current owners.

### ENTRANCE VESTIBULE

Large Vestibule with double glazed entrance door, laminate flooring and double glazed internal door into the Reception Hallway.

### RECEPTION HALLWAY

With useful walk in storage cupboard, laminate flooring, access to the attic and coving to the ceiling.

### LOUNGE/KITCHEN/DINER

**14'09 x 23'01 (4.50m x 7.04m)**

The lounge area has double glazed bay window to the front aspect allowing a good degree of natural light, laminate flooring and coving to the ceiling and is open plan to the superb Kitchen/Diner which has been refitted with a quality range of cream wall, floor and drawer cabinets with complimentary work preparation surfaces and matching uplifts and stainless steel sink unit. There is a host of integrated appliances to include: stainless steel extractor, glass splash back, ceramic AEG hob, Neff double oven, microwave and Bosch dishwasher.

### BEDROOM 1

**10'11 x 11'01 (3.33m x 3.38m)**

Master suite with double glazed window to the rear aspect, coving to the ceiling and benefiting from its own En-Suite Shower facilities.



**EN-SUITE**

Refitted with a contemporary white suite to include: shower cubicle with chrome rain shower and glass shower screen, WC and handbasin in gloss vanity cabinet with fitted mirror above, chrome heated towel rail and extractor fan.

**BEDROOM 2**

**10'04 x 11'07 (3.15m x 3.53m)**

Double glazed window to the rear aspect and coving to the ceiling.

**BEDROOM 3**

**8'10 x 9'09 (2.69m x 2.97m)**

Double glazed window to the side aspect and coving to the ceiling.

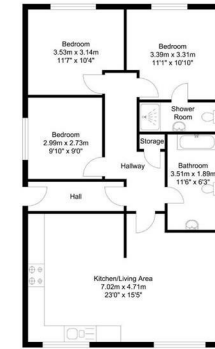
**BATHROOM/WC**

Two double glazed windows to the side aspect, refitted with a quality white suite to include: slipper bath with chrome shower fitment, WC and porcelain handbasin in gloss vanity cabinet with large fitted mirror above, extractor fan and chrome heated towel rail.

**EXTERNALLY**

To the front the garden is enclosed by a dwarf wall and is gravelled for ease of maintenance, there is a drive way allowing for off street parking leading to the brick built garage with up and over door, light and power.

The rear garden is enclosed by timber fencing and is also designed for ease of maintenance being gravelled.



10 Dene Grove, Darlington, DL3 9LU  
Total Approximate Floor Area 85.78 sq. m (923.32 sq. ft.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	81

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

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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