Ann Cordey
ESTATE AGENTS

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119 CONISCLIFFE ROAD, DARLINGTON, COUNTY DURHAM, DL3 7ET

Asking Price £450,000

Fabulous and unique refurbished four bedroomed detached residence enjoying a superb outlook over parkland to the rear. Presented to a very high standard with no expense spared and boasting a superb fitted kitchen with quality units and a host of appliances, the most amazing family bathroom/wc and two en suites. Available with no onward chain.

INTERNAL VIEWING HIGHLY RECOMMENDED

Situated in an extremely convenient and sought after West End location, we are delighted to offer for sale this unique and outstanding Four Bedroomed Detached Residence, which has been totally refurbished to an exceptionally high standard with absolutely no expense spared.

The residence boasts a superb outlook over parkland to the rear with the most delightful private established South facing gardens.

Warmed by Gas Central Heating, with the benefit of Double Glazing and a Security System, the well planned and extremely versatile well appointed accommodation briefly comprises: Double glazed entrance door opening into the elegant Reception Hallway with staircase to the first floor, spacious Lounge with chrome down lighting to the ceiling and french doors opening to the delightful rear gardens, light and pleasant Dining Area again, with double glazed french doors opening to the gardens, superb kitchen, which has been refitted with a quality range of white gloss units with Arlington oak work preparation surfaces and a host of appliances, useful Utility Room with matching units to compliment the kitchen, Two Bedrooms, one of which is extremely versatile and would make a very pleasant family room, and the most amazing family Bathroom/wc, which has been refurbished to a high standard and fitted with a quality white suite and shower cubicle with tiled floor.

To the first floor there is a spacious Landing area, which lends itself perfectly for use as a study, and a further Two Bedrooms, both of which boast En-Suite w/c.

Externally, the residence is approached through display wrought iron double gates to a block paved area to the front allowing secure off street parking for several cars, and leads in turn to the garage. There are the most delightful gardens to the rear, which enjoy an open aspect onto parkland, and are South facing with decking and a flagged patio with lawned area beyond, ornate balustrade with a variety of established shrubs.

In our opinion, this is indeed a unique opportunity to purchase a desirable and interesting residence with the most amazing views to the rear, and we have absolutely no hesitation in recommending viewing at the earliest opportunity whereupon the discerning purchaser cannot fail to be impressed.

ELEGANT RECEPTION HALLWAY
Double glazed entrance door opening into a spacious and elegant area with laminate flooring, understairs storage cupboard with light and staircase leading to the first floor.

LOUNGE
17'5" x 13'6" (5.31m x 4.11m)
Double glazed french doors opening to the delightful rear gardens, feature arched recess, further double glazed window to the side aspect, chrome down lighting to the ceiling, laminate flooring, through to the:

DINING AREA
11'8" x 6'5" (3.56m x 1.96m)
Most pleasant area with laminate flooring, Bespoke wall mounted radiator and double glazed french doors opening to the rear gardens.

KITCHEN
11' x 11'9" (3.35m x 3.58m)
Refitted with a quality range of white gloss wall, floor and drawer units, Arlington oak work preparation surfaces, stainless steel sink unit, chrome/glass Bespoke extractor fan, gas hob, electric fan assisted oven, integrated microwave and dishwasher, chrome down lighting to the ceiling, double glazed window to the rear aspect overlooking the gardens and double glazed door to the side aspect.

UTILITY ROOM
Fitted with a range of white gloss wall and floor units, Arlington oak work preparation surfaces, plumbing for an automatic washing machine, wall mounted gas central heating boiler, laminate flooring, down lighting to the ceiling and double glazed window to the front aspect.

BEDROOM 1
11'10" x 13'5" (3.61m x 4.09m)
Double glazed window to the front and side aspect, down lighting to the ceiling with coving.

BEDROOM 2
8'10" x 11'4" (2.69m x 3.45m)
Double glazed window to the front aspect.

FAMILY BATHROOM/WC
Superb refurbished room with double ended safety panel bath with chrome feet and overhead shower, double tiled shower cubicle with Mira Sport shower, white w/c, porcelain handbasin in free standing white gloss vanity unit with matching cabinet, fitted mirror, down lighting to the ceiling, tiled floor, extractor fan, chrome heated towel rail and double glazed window to the side aspect.

FIRST FLOOR

LANDING
Spacious area, which would lend itself perfectly for a study, with chrome down lighting to the ceiling and smoke alarm.

BEDROOM 3
18'2" x 14'2" (5.54m x 4.32m)
Two double glazed windows to the side aspect and chrome down lighting to the ceiling.

EN-SUITE/WC
Tiled shower cubicle with Triton shower and fitted with a white suite, w/c, porcelain handbasin set in white gloss vanity unit with fitted mirror above, strip light/shaver point, further fitted mirror with concealed lighting, tiled floor and chrome down lighting to the ceiling.

BEDROOM 4
8'5" x 13'2" (2.57m x 4.01m)
Two double glazed windows to the side aspect and chrome down lighting to the ceiling.

EN-SUITE/WC
Tiled shower cubicle with Triton shower, white suite w/c, porcelain handbasin, chrome fitments, extractor fan, chrome down lighting to the ceiling, chrome heated towel rail, tiled floor and double glazed window to the side aspect.

EXTERNALLY
Externally, the residence is approached through display wrought iron double gates to a block paved area to the front, which is enclosed by a high brick wall with concealed lighting, allowing secure off street parking for several cars, and leads in turn to the garage, with up and over door, light and power. There are the most delightful established South facing gardens to the rear with a spectacular view over parkland to the rear, with decking and a flagged patio with lawned area beyond, and ornate balustrade with a variety of established shrubs giving a great degree of privacy.

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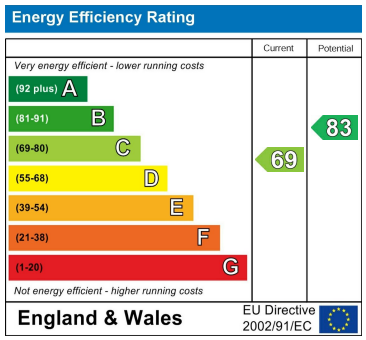
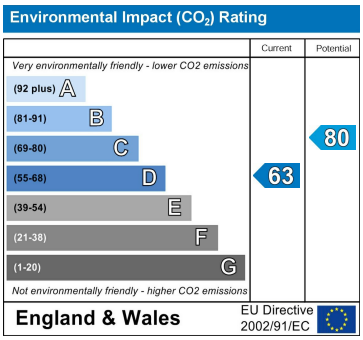
Approximate Gross Internal Area = 138.1 sq m / 1486 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2015 (ID210471)





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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NAEA National Association of Estate Agents

The Property Ombudsman