



**Neasham Road**

Darlington DL1 4DJ

**Offers Over £299,950**





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Neasham Road

Darlington DL1 4DJ



- Detached Property with Generous Off Street Parking
- Very Well Presented Throughout
- Epc Rating D

- Eastbourne Area of Darlington
- Ready to Move Into
- Close to Amenities.

- Spacious Driveway for Off Street Parking.
- Council Tax Band C

Neasham Road in Darlington, this spacious detached house offers a perfect blend of comfort and style. With four very well presented bedrooms, this property is ideal for families seeking ample living space. The two reception rooms provide versatile areas for relaxation and entertainment, ensuring that there is room for everyone to unwind.

The house is very well presented, featuring modern neutral decor that creates a welcoming atmosphere throughout. Each room is designed to maximise space and light, making it a delightful environment to call home. The two bathrooms add convenience for busy mornings and family life, catering to the needs of a modern household.

The property boasts a generous driveway, providing parking for up to three vehicles, a valuable asset in this desirable area. The outdoor space complements the interior, offering potential for gardening or outdoor activities. An additional garden area to the side of the property is currently being installed.

This home on Neasham Road is not just a property; it is a lifestyle choice, perfect for those who appreciate spacious living in a well-connected location. With its attractive features and thoughtful design, this house is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this beautiful home your own.

## Entrance Hall

Composite door to front and staircase to first floor landing with storage under. Wall panelling, spotlights to ceiling, engineered oak flooring and two radiators.

## Reception Room One

14'10 x 11'9 (4.52m x 3.58m)

Upvc double glazed bay window to front, deep coving and spotlights to ceiling, wall panelling with display storage cabinets into alcoves. Laminate flooring.

## Reception Room Two

12'2 x 11'9 (3.71m x 3.58m)

Upvc double glazed window to rear, deep coving and spotlights to ceiling, shelving/storage into alcoves and access to reception room three.

## Reception Room Three

8'11 x 8'8 (2.72m x 2.64m)

Upvc double glazed window to rear, deep coving and spotlights to ceiling.

## Kitchen/Breakfast Room

17'11 x 10'11 (5.46m x 3.33m)

Upvc double glazed windows to side and rear, deep coving and spotlights to ceiling. Fitted with cream wall, base and drawer units including decorative trim, deep pan drawers and plinth lights. Contrasting Granite work surfaces, recessed five ring range oven with extractor over. Integrated sink with mixer tap, full fridge, freezer and dishwasher. Breakfast bar with power socket and two display cabinets. Spotlights to ceiling, vertical radiator and engineered oak flooring. Access to utility room.

## Utility Room

Upvc double glazed stable door to side. Deep coving and spotlights to ceiling, integrated sink with mixer tap, space for a washing machine and tumble dryer. Concealed Boiler and radiator.

## First Floor Landing

### Bedroom One

18'2 x 10'11 (5.54m x 3.33m)

Upvc double glazed window to side, deep coving and spotlights to ceiling, wall panelling, fitted wardrobes, radiator and access to en-suite. Access to loft.

### En-Suite

Upvc double glazed obscure window to rear, freestanding curved bath with mixer tap and spray. Low level w.c and bowl style wash hand basin in vanity. Spotlights to ceiling and heated towel rail. Fully tiled walls and floor.

### Bedroom Two

14'10 x 11'8 (4.52m x 3.56m)

Upvc double glazed bay window to front, deep coving and spotlights to ceiling. Wall panelling and radiator.

## Bedroom Three

12'3 x 11'8 (3.73m x 3.56m)

Upvc double glazed window to side, deep coving and spotlights to ceiling. Wall panelling and radiator.

## Bedroom Four

9'0 x 8'11 (2.74m x 2.72m)

Upvc double glazed window to front, deep coving, spotlights to ceiling and radiator.

## Shower Room

Upvc double glazed obscure window to side, walk in shower with waterfall and spray. Low level w.c and wash hand basin in vanity. Spotlights to ceiling and heated towel rail.

## Externally

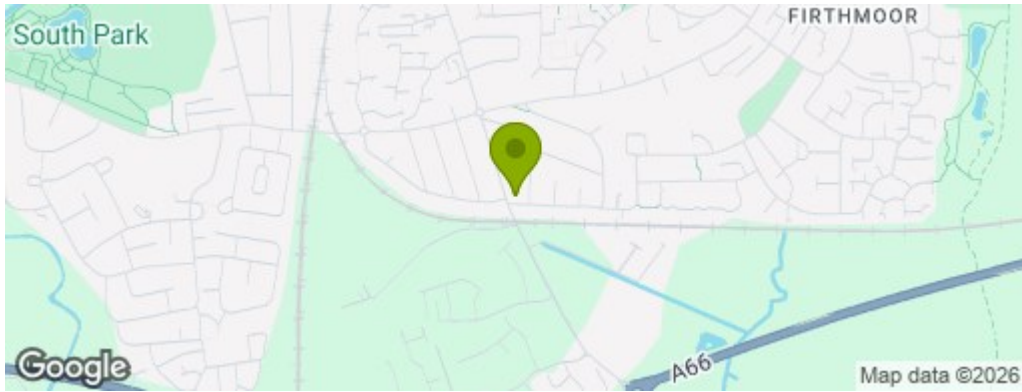
To the front is a spacious block paved drive with double gated access to the rear. To the rear is block paved. There is a child sized summerhouse.

## Tenure

## Property Details

### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



## Property Information

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