

Skylark Close

Darlington DL1 1FR

£260,000

Venture
PROPERTIES









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- Four Bedroom Detached Property
- Owned Solar Panels
- Garage
- Stunning Open Plan Dining Kitchen
- Landscaped Rear Garden
- Utility And Cloakroom/WC
- En-Suite To Main Bedroom
- Parking For Multiple Cars To Front
- EPC Rating B

Occupying a desirable position at the head of a cul-de-sac on a modern development within the popular Eastbourne area of Darlington, this impressive FOUR BEDROOMED detached residence offers spacious, well-appointed accommodation. Immaculately presented throughout and neutrally decorated, the property is ready to move straight into and enjoys an attractive, south-facing rear garden.

The property boasts an excellent EPC rating of B, benefits from gas central heating and is fully double glazed. Constructed to a high standard by Esh Homes, the accommodation briefly comprises a welcoming reception hallway, light and bright lounge, spacious open-plan kitchen/dining area, useful utility room and ground floor cloakroom/WC.

To the first floor are FOUR bedrooms, comprising three generous doubles and a well-proportioned single. The principal bedroom benefits from en-suite facilities, whilst a modern family bathroom/WC serves the remaining bedrooms.

Externally, the front garden is open plan and complemented by a tarmac driveway providing off-street parking for up to three vehicles. There is also a single integral garage, complete with roller door, lighting and power.

The rear garden is a particular feature of the property, enjoying a southerly aspect and a wonderful degree of sunshine throughout the summer months. Offering plenty of character, the garden has been lovingly maintained and landscaped by the current owner.

The Eastbourne area remains a popular choice for purchasers, offering an excellent range of local amenities including shops, supermarkets and retail parks. There are regular bus services and excellent transport connections to the A66 and A1(M), making the location ideal for commuters travelling both north and south.

Hallway
A welcoming hallway featuring soft carpeting and natural light from a side window. This space leads directly to the staircase and provides access to the lounge.

Lounge
The lounge is a cosy, well-lit room with comfortable seating arranged around a feature fireplace that adds warmth and charm. A large window allows plenty of natural light to fill the space, making it ideal for relaxing and entertaining.

Kitchen/Dining Room
22'5" x 10'4" (6.84m x 3.14m)
An inviting kitchen and dining area combining modern cream cabinetry with wooden-effect flooring. The kitchen is well-equipped with integrated appliances, including an oven and microwave, alongside ample workspace and storage. The dining space comfortably fits a table for family meals, with French doors opening onto the garden for added light and access.

Utility Room
7'2" x 6'9" (2.18m x 2.05m)
A convenient utility room located off the kitchen, practical in size and fitted with plumbing for appliances. This room also offers direct access to the garden, making it ideal for household chores and extra storage needs.

WC
6'9" x 3'0" (2.05m x 0.90m)
This ground floor WC is compact and functional, with a simple white suite positioned to maximise the space.

First Floor
Landing area.

Bedroom 1
11'7" x 9'4" (3.52m x 2.85m)
The main bedroom is a welcoming space featuring a tasteful floral feature wall and fitted storage. Natural light streams through the front-facing window, creating a calm atmosphere.

Ensuite
7'2" x 6'10" (2.22m x 2.07m)
A well-appointed ensuite bathroom with a modern shower, white suite, and tiled walls. This private space offers comfort and convenience adjoining the main bedroom.

Bedroom 2
11'9" x 9'9" (3.58m x 2.98m)
A comfortable bedroom with a neutral palette and front-facing window. The room is furnished with a single bed, storage units, and a desk area, making it versatile for use as a bedroom or study space.

Bedroom 3
10'1" x 8'6" (3.06m x 2.59m)
A smaller bedroom currently used as a study, offering a quiet and practical space with a window overlooking the rear garden.

Bedroom 4
11'6 x 7'4 (3.51m x 2.24m)
Situated to the rear with double glazed window and central heating radiator.

Bathroom
7'2" x 7'1" (2.18m x 2.15m)
A family bathroom featuring a modern white suite with a bath and shower over, complemented by tiled walls and neutral flooring. Two windows provide natural light and ventilation, creating a bright and functional space.

Rear Garden
A well-kept rear garden offering a large paved patio area perfect for outdoor dining and entertaining. Beyond the patio, a neat lawn is bordered by fencing, with a bright blue garden shed providing useful storage and a cheerful focal point.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,494
Conservation Area No
Flood Risk Very low
Floor Area 882 ft 2 / 82 m 2
Plot size 0.06 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

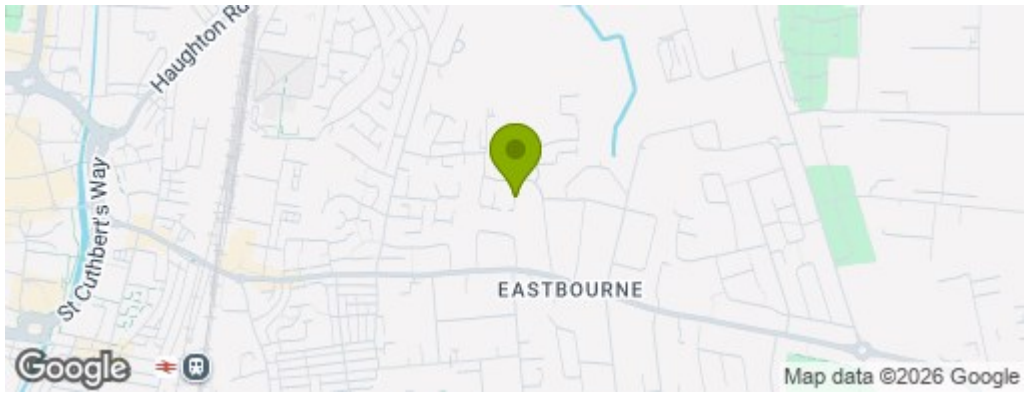
Basic
8 Mbps
Superfast
66 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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