

Lakeside

Darlington DL1 5TH

Offers Over £350,000

Venture PROPERTIES









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Lakeside

Darlington DL1 5TH



- Exceptional Four Bedroom Detached Property
- Off Street Parking & Garage
- Gardens to Front and Rear
- South Park Area of Darlington
- Garden Room
- Council Tax Band D
- Very Well Preswented Throughout
- Summer House
- EPC Rating C

Situated on Lakeside, Darlington, this delightful four-bedroom detached house offers a perfect blend of comfort and convenience. Overlooking a serene open grassed area, the property is ideally situated near the South Park, providing leisurely strolls, cafe and outdoor activities.

Upon entering, you will find two inviting reception rooms that create a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests. The spacious open-plan kitchen seamlessly connects to a bright conservatory, allowing natural light to flood the space and offering a wonderful area for family gatherings or quiet mornings with a cup of tea.

The property boasts four well-proportioned bedrooms, providing ample space for family living or accommodating guests. The bathroom is conveniently located to serve the needs of the household.

Outside, the gardens are a true highlight, featuring a wooden summerhouse with power and light that invites you to enjoy the outdoors in comfort. The driveway offers convenient parking, ensuring that you and your guests have easy access.

With no onward chain, this property presents an excellent opportunity for those looking to move in without delay. Additionally, its proximity to the A1 motorway ensures that commuting to nearby towns and cities is both quick and easy. This home is not just a property; it is a lifestyle choice, offering a peaceful retreat while remaining close to essential amenities. Do not miss the chance to make this lovely house your new home.

Entrance Hallway
Door and window to front, staircase to first floor landing.

Lounge
15'10 x 13'0 (4.83m x 3.96m)
Windows to front and side, coving and spotlights to ceiling, feature fireplace with inset stove fire and radiator.

Dining Room
11'7 x 13'1 (3.53m x 3.99m)
Double doors to rear, coving and spotlights to ceiling and radiator.

Kitchen
7'11 x 17'11 (2.41m x 5.46m)
A larger than average, open aspect room with fitted wall, base and drawer units along with floor to ceiling storage which also encases an integrated microwave. Central island with inset sink, and mixer tap with space for a washing machine under. All units have contrasting solid wood worktops. Integrated gas hob and oven. Multiple windows, including roof lights allow for lots of natural light along with a part glazed door to the rear garden. Part tiled New York style walls and integrated lighting to ceiling. Open aspect to the garden room.

Garden Room
Part brick part glazed with apex roof creates an exceptionally bright and airy space with double doors to the rear.

Ground Floor W.C
Window, wash hand basin in vanity, low level w.c and radiator.

First Floor Landing
Window to front with low level storage cupboard into roof space.

Bedroom One
14'10 x 11'3 (4.52m x 3.43m)
Window to front, built in wardrobes, spotlights to ceiling and radiator.

Bedroom Two
11'8 x 13'0 (3.56m x 3.96m)
Window to rear and radiator.

Bedroom Three
11'1 x 9'5 (3.38m x 2.87m)
Two windows to front and radiator.

Bedroom Four
8'7 x 9'5 (2.62m x 2.87m)
Windows to rear and side, radiator.

Bathroom
A spacious, well presented bathroom with two obscure windows to the rear, P shaped bath with central mixer taps, spray and screen. Wall mounted wash hand basin and low level w.c. Radiator with towel rail, part tiled walls and tiled floor.

Externally
To the front there is a well maintained garden, mainly laid to lawn with a driveway to the side providing off street parking and access to the garage and rear garden.
The front aspect of the property boasts a particularly eye pleasing open green space.
The rear, an enclosed garden, mainly laid to lawn with hedged borders. A feature Summer House is at the foot of the garden, providing a peaceful spot for additional seating.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,494

Conservation Area No
Flood Risk Very low
Floor Area 8,589 ft 2 / 798 m 2
Plot size 0.11 acres
Mobile coverage

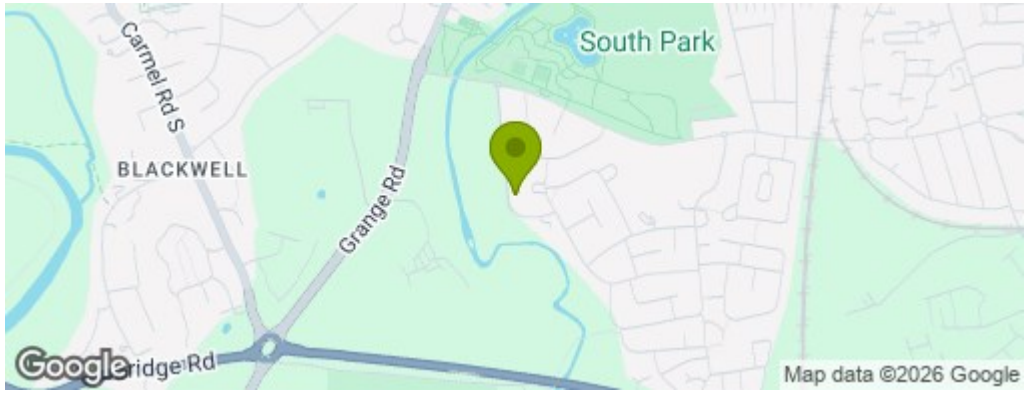
EE
Vodafone
Three
O2
Broadband

Basic
8 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note
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Property Information

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