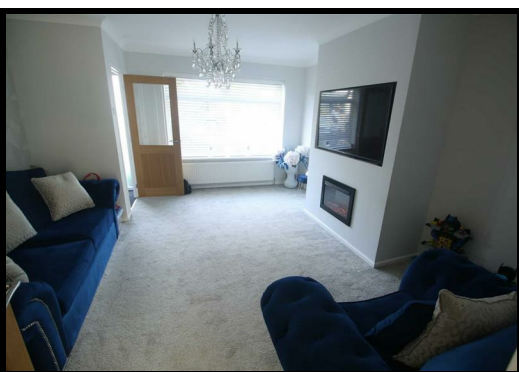




## **18 Bushel Hill Drive, Darlington Offers In The Region Of £250,000**

An outstanding opportunity has arisen to purchase an impressive and extremely well presented four bed roomed semi detached residence which is located in the popular Mowden Park area in the highly desirable West End of Darlington. The property has undergone a programme of complete refurbishment. Offering fine interior design and a range of quality fixtures and fittings throughout in brief this stunning residence is comprised of a welcoming entrance porch way, a beautifully appointed lounge, a stunning Kitchen / dining room, garden room, a master bedroom with an en suite shower room, three further bedrooms and a family bathroom. Externally to the front of the property there is a driveway providing off road car parking, a gravelled garden designed for low maintenance and a tandem garage. To the rear of the property there is an enclosed garden which is laid to lawn and a patio which is designed for low maintenance. We recommend viewings at this impressive residence at the earliest opportunity to avoid disappointment



# 18 Bushel Hill Drive, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

We are delighted to offer For Sale a truly stunning four bed roomed semi detached residence situated within the highly desirable Mowden area of Darlington.

The property has been refurbished to an extremely high specification.

Gas fired central heating

UPVC double glazed windows throughout

Council tax band C

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Bushel Hill Drive is superbly positioned within the Mowden Park area of Darlington. The property is situated within a short walking distance of Mowden Park shopping precinct where you will find a host of amenities including a supermarket, a post office, a Chinese takeaway, a hairdressers and beautician and a popular public house. A wider range of amenities can be found a short drive away in Darlington's Town centre. The property is ideally situated for accessing first class local schools to include Mowden Infant and Junior School, Hummersknott Academy and Carmel College. Bushel Hill Drive is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside Airports.

## Entrance Porch Way

The property is entered through a UPVC double glazed door with side lights to either side leading into a welcoming entrance porch way. The porch way is tastefully decorated in neutral tones and is warmed by a central heating radiator.

## Living Room

13'5" x 15'8"

The beautifully presented living room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a large UPVC double glazed window overlooking the front elevation of the property and a wall mounted feature electric fire.

## Kitchen / Dining Room

17'10" x 7'10"

The newly fitted kitchen / dining room is simply stunning. Fitted with a comprehensive range range of high gloss wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen is warmed by a central heating radiator and benefits from Karndean flooring, inset spot lighting to the ceiling, stylish splash backs and a number of integrated appliances including an electric oven, an electric hob with over head extractor hood, a microwave, a dishwasher, washing machine and fridge freezer. There is a UPVC double glazed window overlooking the garden room and UPVC double glazed French doors which lead into the garden room.

## Garden Room

9'5" x 17'10"

The garden room offers fine views overlooking the rear garden. Warmed by a central heating radiator and benefiting from karndean flooring, full length UPVC double glazed windows and a perspex roof. A door leads into the integral garage and UPVC double glazed French doors lead out to the rear garden.

## First Floor Landing

A staircase leads to the first floor landing.

## Master Bedroom

8'9" x 16'6"

The master bedroom has a UPVC double glazed window overlooking the front of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a stylish feature wall and benefiting from an adjoining en suite shower room.

## En Suite Shower Room

6'11" x 8'2"

The newly fitted shower room has a tiled floor and walls and is fitted with a modern and most contemporary suite comprising of a shower cubicle with shower, a wall mounted wash hand basin, a low level WC and a towel radiator.

## Bedroom Two

12'5" x 10'0"

A further double bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the front of the property.

## Bedroom Three

11'3" x 10'0"

A further double bedroom with pleasant views overlooking the rear garden. Warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window.

## Bedroom Four

6'6" x 7'11"

Situated to the front elevation of the property. A single bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window.

## Bathroom

8'2" x 6'4"

The modern and contemporary bathroom is fitted with a stunning suite comprising of a free standing bath, a wash hand basin and a low level WC. The bathroom is warmed by a central heating radiator and benefits from a UPVC double glazed window overlooking the rear of the property.

## Externally

Externally to the front of the property there is a driveway providing off road car parking, a gravelled garden designed for low maintenance and a tandem garage. To the rear of the property there is an enclosed garden which is laid to lawn and a patio which is designed for low maintenance.

