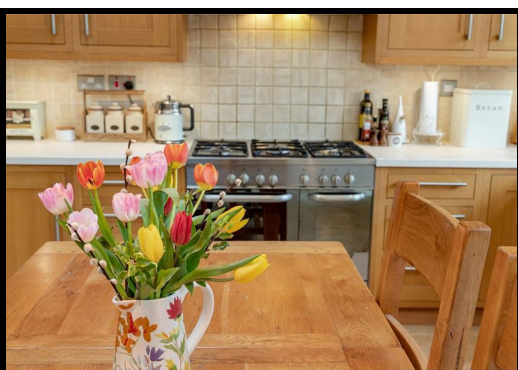




## Somerley Cleasby Road, Darlington Offers Over £299,950

Offered For Sale with NO ONWARD CHAIN. A superb opportunity has arisen to acquire an outstanding three bed roomed semi detached property occupying a most pleasing position on Cleasby Road within the highly desirable village of Stapleton. Somerley is immaculately presented throughout and offers deceptively spacious accommodation. Finished to the highest of standards and offering fine interior design in brief this beautiful residence is comprised of an entrance porch way, a most welcoming entrance hallway, a beautifully appointed lounge, a sitting room, a stunning kitchen / dining room, a cloakroom and utility room. A staircase leads to the first floor, where there is a double bedroom, two good sized single bedrooms and a modern family bathroom. A further staircase leads to the second floor where there is an attic room. Externally to the front of the property there is a large gravelled driveway which has been designed for low maintenance and provides off road car parking. There is also a single garage. A particular feature of the property is the beautifully presented and immaculately maintained rear garden. The garden offers a good degree of privacy, is laid to lawn and complimented with a variety of plants and shrubs. There is also an Indian stone patio area which is ideal for outdoor entertaining. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



# Somerley Cleasby Road, Darlington

## General Remarks

A truly outstanding opportunity has arisen to acquire a four bed roomed semi detached property occupying a most pleasing position on Cleasby Road within the highly desirable village of Stapleton.

Offering an abundance of charm and character

Immaculately presented throughout, finished to the highest of standards and offering fine interior design.

Gas fired central heating

Double glazed windows throughout

Council Tax Band C

## Location

Somerley is situated on Cleasby Road in Stapleton, an idyllic Village in North Yorkshire which is characterised by beautiful rolling countryside. Stapleton bank provides panoramic views across the Cleveland and Hambleton Hills in the East and the Yorkshire Dales and Teesdale in the West. The Village is home to the popular Bridge Inn public House and eatery. A wider range of amenities can be found in Darlington which is situated four miles away. The Village is located approximately 10 miles North of the Historic Market Town of Richmond and 15 miles from Northallerton. The property is situated within the catchment area for first class local Schools including Barton Primary School, Richmond Comprehensive School and Carmel Catholic School in Darlington. 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 leading into an entrance porch way.

## Entrance Hallway

A welcoming entrance hallway warmed by a central heating radiator, decorated in neutral tones and benefiting from wood flooring and a UPVC double glazed window to the side elevation.

## Living Room

11'11" x 11'5"

The beautifully presented living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from wood flooring, a wood framed double glazed bay window, a feature wooden fire surround and a gas fire.

## Sitting Room

11'11" x 9'11"

With a wood framed double glazed window overlooking the front elevation of the property the immaculately presented sitting room is warmed by a central heating radiator and benefits from wood flooring and a feature Inglenook fire place with a log burning stove.

## Kitchen / Dining Room

14'7" x 20'4" max

The open plan kitchen / dining room is simply stunning. The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a sink and drainer. The kitchen is warmed by a central heating radiator and benefits from a stone floor, a velux ceiling light, inset spotlights to the ceiling and a number of integrated appliances including a dishwasher and fridge. There is a UPVC double glazed window with fine views overlooking the rear garden. Double glazed French doors lead out to the rear garden. There is ample room for a dining table.

## Cloakroom / WC

There is a cloakroom with a stone floor and useful hanging or coats. A door leads in to a further room which is fitted with a suite comprising of a wash hand basin, a low level WC and a towel radiator. This room benefits from a stone floor and a UPVC double glazed window overlooking the side elevation of the property.

## Utility Room

The utility room benefits from vinyl flooring, plumbing for an automatic washing machine / dryer and shelves providing useful storage.

## First Floor Landing

A stair case leads to the first floor landing.

## Bedroom One

11'11" x 10'2"

A double bedroom with a wood framed double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from built in wardrobes providing useful storage.

## Bedroom Two

9'4" x 8'0"

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

## Bedroom Three

6'10" x 9'6"

Overlooking the front elevation of the property a further bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting from a wood framed double glazed window and built in wardrobes providing useful storage.

## Bathroom

The bathroom has vinyl flooring, tiled walls and is fitted with a modern suite comprising of a panelled bath, a shower cubicle with an electric shower, 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 side elevation of the property.

## Attic Room

10'1" x 17'8"

A further stair case leads to the attic room which is currently used as a large double bedroom which is beautifully presented. Warmed by a central heating radiator, decorated in neutral tones and benefiting from 2 Velux windows to the rear elevation.

## Externally

Externally to the front of the property there is a large gravelled driveway which has been designed for low maintenance and provides off road car parking. There is also a single garage. A particular feature of the property is the beautifully presented and immaculately maintained rear garden. The garden offers a good degree of privacy, is laid to lawn and complimented with a variety of plants and shrubs. There is also an Indian stone patio area which is ideal for outdoor entertaining.

