



## **10 Moray Close, Darlington Offers In The Region Of £235,000**

A superb opportunity has arisen to purchase a beautifully presented four bed roomed detached residence situated on a quiet cul de sac on Moray Close within the ever popular Whinfield area of Darlington. In brief this property is comprised of a welcoming entrance hallway, living room, dining room, conservatory, kitchen, utility room, cloakroom, a principal bedroom with an en suite shower room, two further double bedrooms, a single bedroom and a family bathroom. Externally to the front of the property there is a block paved double driveway providing off road car parking, a single garage and a garden which is laid to lawn and complimented with a variety of mature plants and shrubs. A particular feature of the property is the simply stunning private rear garden. Not overlooked the delightful landscaped garden is laid to lawn and complimented with an abundance of mature flora and fauna. There is also a patio area which is ideal for outdoor entertaining and a shed providing useful storage. Moray Close is conveniently situated close to a number of amenities including first class local schools, a supermarket and shops. This is an opportunity not to be missed we would therefore recommend viewings at the earliest opportunity.





# 10 Moray Close, Darlington

## General Remarks

A superb opportunity has arisen to acquire a beautifully presented four bed roomed detached residence occupying a most pleasing position on Moray Close within the highly desirable Whinfield area of Darlington.

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band D

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Moray Close occupies a most pleasing position on a quiet cul-de-sac situated in the popular Whinfield area of Darlington, within close proximity to a good range of local amenities including a supermarket, pharmacy and a number of first class local schools. There is a good local bus service into Darlington town centre where you will find a superb range of amenities including shops, boutiques, restaurants, bars and leisure facilities. For the commuter there are good through routes to both the A66 and A1(M). Teesside international airport and Darlington's East coast mainline railway station are both easily accessible.

## Entrance Hallway

The property is entered through a part glazed composite door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator.

## Living Room

14'2" x 13'1"

The beautifully presented living room is tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from a UPVC double glazed bay window and a stone effect fire place with an electric fire. Double doors lead into the dining room.

## Dining Room

9'7" x 9'1"

The dining room is warmed by a central heating radiator and is tastefully decorated in neutral tones. Patio doors lead into the conservatory.

## Conservatory

8'11" x 9'1"

The delightful conservatory offers fine panoramic views overlooking the rear garden. The conservatory benefits from UPVC double glazed windows and vinyl flooring.

## Kitchen

9'7" x 10'2"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting work tops incorporating a composite sink and drainer. The kitchen is warmed by a central heating radiator and benefits from vinyl flooring, plumbing for a dishwasher, an integrated electric oven and gas hob, a cupboard providing useful storage and a UPVC double glazed window overlooking the rear garden. A door leads into the integral garage.

## Utility Room / Cloakroom

6'2" x 5'3"

The utility room has a tiled floor, plumbing for an automatic washing

machine, a UPVC double glazed window to the side elevation and is fitted with a range of wall and floor units. A door leads out to the rear garden.

The cloakroom has a UPVC double glazed window overlooking the side of the property and is fitted with a suite comprising of a wash hand basin and a low level WC.

## First Floor Landing

A staircase leads to the first floor landing.

## Principal Bedroom

10'11" x 11'0"

A double bedroom with a UPVC glazed window overlooking the front elevation of the property. Warmed by a central heating radiator benefiting from vinyl flooring, built in wardrobes providing useful storage, bed side tables and a dressing table. There is also an en suite shower room.

## En Suite Shower Room

The en suite shower room has a window to the side elevation of the property and is fitted with a suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

## Bedroom Two

10'6" x 8'2"

A double bedroom warmed by a central heating radiator and benefiting from laminated flooring, built in wardrobes, shelves and cupboards providing useful storage and a UPVC double glazed window overlooking the front of the property.

## Bedroom Three

8'0" x 9'4"

With pleasant views overlooking the rear garden a further double bedroom warmed by a central heating radiator and benefiting from built in wardrobes providing useful storage and a UPVC double glazed window.

## Bedroom Four

8'7" x 8'3"

A single bedroom warmed by a central heating radiator and benefits from a UPVC double glazed window and cupboards providing useful storage.

## Bathroom

The family bathroom has vinyl flooring, a UPVC double glazed window and is fitted with a suite comprising of a panelled bath with over head shower, a wash hand basin inset into a vanity unit and a low level WC.

## Externally

Externally to the front of the property there is a block paved double driveway providing off road car parking, a single garage and a garden which is laid to lawn and complimented with a variety of mature plants and shrubs. A particular feature of the property is the simply stunning private rear garden. Not overlooked the delightful landscaped garden is laid to lawn and complimented with an abundance of mature flora and fauna. There is also a patio area which is ideal for outdoor entertaining and a shed providing useful storage.

