



17 Leconfield, Darlington Offers Over £470,000

A superb opportunity has arisen to acquire an outstanding five bed roomed Town house situated on the prestigious Leconfield development within the heart of the desirable west end of Darlington. This delightful residence offers deceptively spacious accommodation and In brief is comprised of a most elegant and welcoming entrance hallway, a cloakroom, a modern kitchen / dining room, utility room, and a sitting room. A spindle balustrade staircase leads to the first floor landing. To the first floor there is an immaculately presented open plan living room / study, a double bedroom with a dressing area and en suite bathroom and a further double bedroom. To the second floor of the property there is a further double bedroom with an en suite bathroom, two further double bedrooms and a family bathroom. Externally to the front of the property there is a double block paved driveway providing off road car parking, a single garage and a garden which is laid to lawn To the rear of the property there is a beautifully presented west facing garden which is laid to lawn and complimented with a variety of mature trees and shrubs and a 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.



17 Leconfield, Darlington

General Remarks

A truly outstanding opportunity has arisen to acquire a beautiful five bedroomed Town House occupying a most pleasing position on the prestigious Leconfield development in the heart of the desirable west end of Darlington.

Gas fired central heating

Double glazed windows throughout

Council Tax band G

Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.

Location

Leconfield is a modern and most prestigious development situated within a short walking distance of Darlington's Town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. The property is ideally situated for accessing first class local Schools to include The Federation of Abbey Infant and Junior school, St Augustine's Primary School, Polam Hall School, Hummersknott Academy and Carmel College. For the commuter the property 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 Hallway

The property is entered through a composite door with side lights leading into a most grand and welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from Karndeian flooring and an under stairs cupboard providing useful storage.

Cloakroom

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

Kitchen / Dining Room

12'6" x 22'7"

The modern kitchen / dining room is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen / dining room is warmed by a central heating radiator and benefits from karndeian flooring, a UPVC double glazed window to the rear elevation, UPVC double glazed French doors which lead out to the rear garden and a number of integrated appliances including an electric oven, an electric hob with overhead extractor hood and a dishwasher. The kitchen is open plan with the dining room.

Utility Room

9'3" x 9'6"

The utility room has karndeian flooring, plumbing for an automatic washing machine and is fitted with a range of floor units with contrasting worktops incorporating a stainless steel sink and drainer. A door leads out into the rear garden with a further door leading in to the integral garage.

Sitting Room

15'2" x 9'3"

The beautifully presented sitting room is tastefully decorated in neutral tones and benefits from karndeian flooring and a wall mounted electric fire.

First Floor Landing

A staircase leads to the first floor landing.

Living Room

12'6" x 22'7"

The beautifully presented living room offers an abundance of natural light and is tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from UPVC double windows overlooking the rear garden and Abbey Road playing fields beyond.

Study

10'2" x 9'6"

The study offers an abundance of natural light. Warmed by a central heating radiator and benefiting from UPVC double glazed windows with fine views of the rear garden and Abbey playing fields beyond.

Principal Bedroom

16'2" x 9'10"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a double glazed window overlooking the front elevation of the property and an adjoining walk in dressing area and en-suite bathroom.

En-Suite Bathroom

The en-suite bathroom has vinyl flooring, tiled walls, a double glazed window overlooking the front elevation of the property and is fitted with a modern and most contemporary suite comprising of a free standing bath, a shower cubicle with shower, a wash hand basin and a low level WC.

Bedroom Two

9'4" x 12'2"

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

Second Floor

A staircase leads to the second floor accommodation.

Bedroom Three

9'6" x 16'1"

A double bedroom warmed by a central heating radiator and benefiting from a double glazed window overlooking the front of the property and an adjoining en suite bathroom.

En Suite Bathroom

The en suite bathroom is fitted with a modern suite comprising of a panelled bath with over head shower and shower screen, a wash hand basin and a low level WC.

Bedroom Four

12'4" x 11'6"

A further double bedroom with pleasant views overlooking the rear garden and Abbey playing fields beyond. Warmed by a central heating radiator and benefiting from a double glazed window.

Bedroom Five

12'8" x 10'8"

A further double bedroom with two double glazed windows overlooking the rear elevation of the property warmed by a central heating radiator and tastefully decorated in neutral tones.

Bathroom

The family bathroom has a tiled floor and walls and is fitted with a modern suite comprising of a corner bath, a shower cubicle with shower, a wash hand basin and a low level WC.

Externally

Externally to the front of the property there is a double block paved driveway providing off road car parking, a single garage and a garden which is laid to lawn and enclosed by a Beech hedge. To the rear of the property there is a beautifully presented west facing garden which is laid to lawn and complimented with a variety of mature trees and shrubs and a patio area which is ideal for outdoor entertaining. The garden offers fine open views overlooking Abbey playing fields.

