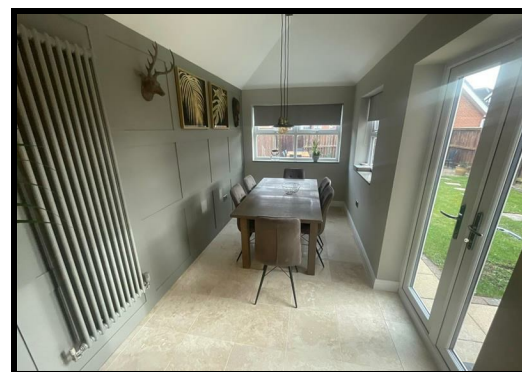




## 23 Heathfield Park, Darlington Offers Over £245,000

A superb opportunity has arisen to purchase a truly outstanding family residence which is located on a modern residential development within the much sought after Village of Middleton St George. Occupying an extremely pleasing position on a quiet cul de sac and offering generous living accommodation. Providing luxurious accommodation throughout, this property has been finished to the highest of standards and in brief is comprised of an entrance hallway, a beautifully appointed lounge, a delightful dining room, garden room, cloakroom, a contemporary kitchen and a utility room complete the downstairs living accommodation. To the upstairs of the property there are four good sized bedrooms and a modern family bathroom. Externally to the front of the property there is a large driveway providing off road car parking for several cars and a single garage. To the rear of the property there is an immaculately presented garden 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.



# 23 Heathfield Park, Darlington

## General Remarks

An immaculately presented residence situated within the much sought after Village of Middleton St George.

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band D

## Location

Middleton St George is an extremely popular Village, which offers a host of amenities to include a primary School, general dealers, Doctor's surgery, hairdressers, public house and a number of other facilities. The Village runs down to the banks of the River Tees, where it joins Middleton One Row. Darlington lies three miles to the West and the Georgian market town of Yarm lies four miles to the east. 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 Cost Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours and Teesside airport is in extremely close proximity.

## Entrance Hallway

A most welcoming entrance hallway tastefully decorated in neutral tones and benefiting from real wood flooring.

## Cloakroom

The cloakroom is fitted with a modern suite comprising of a low level WC and a wash hand basin inset in to a vanity unit.

## Living Room

13'5" x 10'4"

The impeccably presented living room offers fine interior design. Tastefully decorated in neutral tones incorporating a stunning feature wall the living room benefits from a stone effect feature fire place with hearth and inserts and a gas fire. French doors lead in to the dining room.

## Dining Room

9'1" x 7'6"

The dining room is beautifully presented. Offering an abundance of natural light and benefiting from a tiled floor. The dining room is open plan with the kitchen and the garden room.

## Garden Room

12'2" max x 5'6"

The garden room offers fine views overlooking the rear garden. Tastefully decorated in neutral tones and benefiting from a tiled floor.

## Kitchen

9'7" x 9'1"

The most modern and contemporary kitchen is fitted with a

comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer with a chrome mixer tap. The kitchen which is open plan with the dining room benefits from an integrated electric oven, grill and hob with overhead extractor hood and plumbing for a dishwasher.

## Utility Room

The utility room has a tiled floor and benefits from plumbing for an automatic washing machine and a wall mounted boiler. A UPVC double glazed door lead to the side elevation of the property.

## First Floor Landing

A staircase leads to the first floor landing giving access to the upstairs rooms.

## Bedroom One

12'0" x 8'9"

Overlooking the front elevation of the property a double bedroom which is immaculately presented. Tastefully decorated in neutral tones and benefiting from a built in double wardrobe and a built in cupboard providing useful storage.

## Bedroom Two

8'11" x 8'6"

Situated to the front elevation of the property a double bedroom which benefits from a built in wardrobe.

## Bedroom Three

9'8" x 6'10"

With pleasant views overlooking the rear garden a double bedroom which is tastefully decorated in neutral tones.

## Bedroom Four

11'11" x 6'2"

A good sized single bedroom overlooking the rear elevation of the property.

## Bathroom

8'9" x 5'5"

The stunning bathroom is fitted quality white suite which is comprised of a panelled bath with overhead shower and shower screen, pedestal wash hand basin, low level WC, ceramic tiled surrounds, obscure double glazed window, recessed lighting to ceiling and a heated towel rail.

## Externally

To the front of the property there is a large block paved driveway providing off road car parking for several cars and a single garage with up and over door, power and lighting. A gate to the side of the property gives access to the delightful rear garden which is immaculately presented. There is also an extensive patio area which is ideal for outdoor entertaining.

