



## 138 Woodland Road, Darlington £499,500

A rare opportunity has arisen to acquire a highly individual, luxurious and unique residence occupying a most pleasing position on Woodland Road within the desirable west end of Darlington. Immaculately presented throughout and offering fine interior design this delightful residence offers spacious accommodation. Offering an abundance of charm and character in brief this beautiful residence is comprised of a most elegant and welcoming entrance hallway, cloakroom, a beautifully appointed lounge, a snug room, dining room, a stunning kitchen / breakfast room and utility room. A spindle balustrade staircase leads to the first floor of the property. To the first floor of the property there is a principal bedroom with an en suite shower room, four further bedrooms and a family bathroom. Externally to the front of the property there is a large driveway with off road car parking for several vehicles and a garden which is laid to lawn. To the rear of the property there is a garden which has been designed for low maintenance. The garden is partly paved, partly gravelled and is complimented with a variety of shrubs and plants. There is also a decked patio area which is ideal for outdoor entertaining and a garage. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



# 138 Woodland Road, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A truly outstanding opportunity has arisen to acquire a highly individual, luxurious residence which has been completely refurbished to an extremely high specification.

Gas fired central heating

EPC Rating - D.

Council Tax Band - D.

Occupying a most pleasing position on Woodland Road in Darlington

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Woodland Road is superbly positioned 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, Hummersknott Academy and Carmel School. 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.

## Entrance Hallway

The property is entered through a wooden door with leaded lights leading in to a beautiful and most welcoming entrance hallway. The hallway is warmed by a central heating radiator and benefits from wood flooring and an under stairs cupboard providing useful storage.

## Cloakroom

The cloakroom is warmed by a central heating radiator, has a UPVC double glazed window to the side elevation of the property, a tiled floor and is fitted with a modern suite comprising of a wash hand basin and a low level WC.

## Living Room

16'2" max x 13'6"

The beautifully presented living room is warmed by two central heating radiators, is tastefully decorated in neutral tones and benefits from a double glazed bay window overlooking the front elevation of the property, a granite fire place with a granite hearth and cast iron insert and traditional picture rails.

## Dining Room

13'3" max x 16'11"

The stunning dining room has a double glazed bay window overlooking the front elevation of the property. Warmed by a central heating radiator and benefiting from a wooden fire surround with a tiled hearth and inserts and a traditional picture rail.

## Snug

13'5" x 10'2"

The snug is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated flooring, a brick fire place with a log burning stove and a cupboard providing useful storage.

## Kitchen / Breakfast Room

16'3" x 18'0"

The kitchen / breakfast room is simply stunning. Fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a double Belfast sink. The kitchen / breakfast room benefits from a tiled floor with under floor heating, a centre Island, an integrated dishwasher, three Velux windows to the ceiling, a double glazed window, a walk in pantry with shelves and French doors which lead to the rear garden.

## Utility Room

7'4" x 7'1"

The utility room has a tiled floor with under floor heating, a double glazed window, integrated washing machine and is fitted with a range of wall and floor units with contrasting worktops incorporating a composite sink and drainer.

## First Floor Landing

A staircase leads to the first floor landing. The landing has a picture rail and a hatch giving access to the attic.

## Principal Bedroom

13'2" x 13'0"

The principal bedroom is warmed by a central heating radiator, is tastefully decorated in neutral tones incorporating a panelled feature wall and benefits from a double glazed window overlooking the front elevation of the property, built in wardrobes providing useful storage and an adjoining en suite shower room.

## En Suite Shower Room

The beautiful en suite shower room has a double glazed window with privacy glass to the side elevation, a stylish vinyl tiled effect floor and is fitted with a contemporary suite comprising of a walk in shower, a wash hand basin set on a vanity unit, a high rise WC and a towel radiator.

## Bedroom Two

16'3" x 13'5"

A double bedroom with a double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator, tastefully decorated and benefiting from a picture rail, feature fire place and a built in cupboard providing useful storage.

## Bedroom Three

13'5" x 10'1"

A double bedroom with a double glazed window with pleasant views overlooking the rear garden. Warmed by a central heating radiator, tastefully decorated and benefiting from a picture rail, a feature fire place and a built in wardrobe providing useful storage.

## Bedroom Four

8'7" x 6'11"

With a double glazed window overlooking the side elevation of the property a further bedroom warmed by a central heating radiator and benefiting from a picture rail and feature fire place

## Bedroom Five

6'6" max x 10'1"

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

## Bathroom

The stunning bathroom has wood flooring, a double glazed window and is fitted with a luxurious suite comprising of a free standing bath, a shower cubicle with shower, a wash hand basin inset into a vanity unit with a granite work top, a high level WC and a towel radiator. The bathroom is tastefully decorated and has a beautiful feature wall.

## Externally

Externally to the front of the property there is a large driveway with off road car parking for several vehicles and a garden which is laid to lawn. To the rear of the property there is a garden which has been designed for low maintenance. The garden is partly paved, partly gravelled and is complimented with a variety of shrubs and plants. There is also a decked patio area which is ideal for outdoor entertaining and a garage.

