



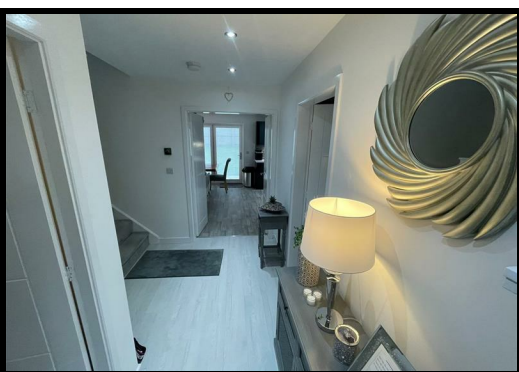
5 Cheeryble Chare, Darlington

Asking Price £289,995

Occupying a most pleasing position on Cheeryble Chare, within the highly regarded West Park Garden Village development in Darlington a truly superb opportunity has arisen to acquire a four bedroom executive home. This exquisite house presents an exceptional opportunity for those seeking a stylish and spacious family home. With a well-thought-out layout, in brief the property is comprised of a welcoming entrance hallway, cloakroom, a living room, a further reception room, a stunning open plan kitchen / dining room, utility room, a principal bedroom with en suite shower room, three further double bedrooms and a family bathroom.

What truly sets this home apart is its fine interior design, which harmoniously blends contemporary aesthetics with practical living. Every detail has been carefully considered, creating an atmosphere that is both welcoming and sophisticated.

Cheeryble Chare is a delightful location, offering a blend of community spirit and convenient access to local amenities. Whether you are looking for a family home or a stylish retreat, this property is sure to impress. Do not miss this opportunity to make this beautiful house your new home.



5 Cheeryble Chare, Darlington

General Remarks

Occupying a most pleasing position on Cheeryble Chare within the modern residential development West Park Garden Village

A truly outstanding opportunity has arisen to acquire a stunning detached family home built by Esh Homes in 2021.

Four good size bedrooms, master with en-suite.

Gas fired central heating

UPVC double glazed windows throughout

We recommend viewings at the earliest opportunity to avoid disappointment

Location

Cheeryble Chare is located on the popular West Park Garden Village development. The property is conveniently located for an abundance of amenities including a supermarket, an Aldi superstore, Marks and Spencer food outlet, pharmacy, dentist, a hairdressers / beauty salon, a public house plus an award winning Nursery, Infant and Junior School. A wider range of amenities can be found at Cockerton Village and Darlington's Town centre. 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 leading into a most welcoming entrance hallway. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from inset spotlights to the ceiling, LTV flooring and an under stairs cupboard providing useful storage.

Cloakroom

The cloakroom has vinyl flooring, an extractor fan and is fitted with a modern suite comprising of a wash hand basin and a low level WC.

Living Room

13'6" x 10'9"

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 incorporating a stylish feature wall and benefiting from a UPVC double glazed window.

Reception Room

7'4" x 7'1"

A versatile room which is currently used as a home office. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and LTV flooring.

Open Plan Kitchen / Dining Room

12'4" x 23'3"

The open plan kitchen / dining room truly offers the wow factor. The dining room is tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from vinyl flooring and bi folding doors which lead out to the rear garden. The beautiful kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting

worktops incorporating a composite sink and drainer. The kitchen benefits from vinyl flooring, inset spotlights to the ceiling, and a number of integrated appliances including an oven, a gas hob with overhead extractor hood, a fridge freezer and a dishwasher.

Utility Room

5'4" x 7'1"

The utility room is fitted with a range of wall and floor units. Warmed by a central heating radiator and benefiting from vinyl flooring and plumbing for a washing machine / dryer. A door leads out to the rear of the property.

First Floor Landing

A staircase leads to the first floor landing.

Principal Bedroom

12'7" x 12'2"

A double bedroom with a UPVC double glazed window overlooking the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated and benefiting from built in wardrobes providing useful storage and an adjoining en suite shower room.

En Suite Shower Room

The en suite shower room is warmed by a towel radiator, has vinyl flooring and is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

Bedroom Two

9'7" x 10'9"

With a UPVC double glazed window overlooking the front elevation of the property a further double bedroom warmed by a central heating radiator, tastefully decorated and benefiting from built in wardrobes providing useful storage.

Bedroom Three

12'7" x 8'10"

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

Bedroom Four

7'4" x 12'2"

Situated to the front elevation of the property a double bedroom warmed by a central heating radiator, tastefully decorated and benefiting from a UPVC double glazed window.

Bathroom

The bathroom is warmed by a towel radiator, has vinyl flooring, partially tiled walls, a UPVC double glazed window overlooking the side elevation of the property, inset spotlights to the ceiling and is fitted with a modern suite comprising of a panelled 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 garden which is laid to lawn and complimented with a variety of plants and shrubs and a large block paved driveway with off road car parking for several vehicles. To the rear of the property there is a garden which is laid to lawn, a patio area which is ideal for outdoor entertaining and a spacious garage.

