



26 Thornfield Road, Darlington

Offers Over £575,000

Situated within the heart of the sought-after west end of Darlington, this exquisite house on Thornfield Road presents an exceptional opportunity for discerning buyers. Immaculately presented throughout, the property boasts a harmonious blend of elegance and modern living, showcasing fine interior design that is sure to impress. First time on the market for twenty seven years.

With three spacious reception rooms, this home offers ample space for both relaxation and entertaining. The well-appointed layout ensures that each room flows seamlessly into the next, creating an inviting atmosphere for family gatherings or social events. The four generously sized bedrooms provide comfortable retreats, while the three bathrooms cater to the needs of a busy household, ensuring convenience and privacy.

The location is particularly appealing, situated in a tranquil neighbourhood that is both friendly and vibrant. Residents can enjoy the benefits of local amenities, parks, and excellent transport links, making it an ideal choice for families and professionals alike.

This property is not just a house; it is a home that promises a lifestyle of comfort and sophistication. With its impeccable presentation and prime location, it is a rare find in the Darlington market. We invite you to explore this remarkable residence and envision the possibilities it holds for you and your family.



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General Remarks

A superb opportunity has arisen to acquire a beautifully presented four bedroom detached residence situated on the quiet cul de sac of Thornfield Road within the heart of the desirable west end of Darlington.

Immaculately presented throughout offering fine interior design

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band F

We recommend viewings at the earliest opportunity to avoid disappointment

Location

Thornfield Road is situated within a unique, quiet cul de sac within the heart of the desirable west end of Darlington. This stunning residence is conveniently located for 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, Mowden 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 Porch Way

The property is entered through a UPVC double glazed door leading in to a spacious entrance porch way. The porch way benefits from a tiled floor and windows with pleasant views overlooking the front garden. A door leads into the Reception hallway

Entrance Hallway

The welcoming entrance hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from an understairs cupboard providing useful storage.

Cloakroom

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

Living Room

18'7" x 11'10"

The duel aspect living room offers an abundance of natural light courtesy of the double glazed windows to the front and rear elevations of the property. The beautifully presented living room is warmed by a central heating radiator, is tastefully decorated and benefits from a feature gas fire.

Reception Room

A further reception room warmed by a central heating radiator, tastefully decorated and benefiting from double glazed windows to the rear and side elevations of the property. Double glazed French doors lead out to the rear garden.

Home Office / Study

9'3" x 6'9"

With a UPVC double glazed window overlooking the front elevation of the property the home office / study is warmed by a central heating radiator.

Kitchen / Dining Room

The kitchen / dining room is simply stunning. The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating an inset sink. The kitchen is warmed by a central heating radiator and benefits from Karndean flooring, a cupboard providing useful storage, a UPVC double glazed window and a number if integrated appliances including a microwave, an electric oven and a gas hob with over head extractor hood. There is ample room for a dining table. A door leads out to the patio area and the rear garden beyond.

Utility Room

9'3" x 6'5"

The utility room has vinyl flooring, a UPVC double glazed window overlooking the side elevation of the property, plumbing for an automatic washing machine and is fitted with a range of wall and floor units with contrasting worktops incorporating a sink. A door leads into the integral garage.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

20'2" x 10'10"

A double bedroom warmed by a central heating radiator, tastefully decorated and benefiting from double glazed windows to the front and rear elevations and an adjoining en suite shower room.

En Suite Shower Room

The en suite shower room 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

18'7" x 11'10"

With double glazed windows to the front and side elevations a double bedroom warmed by a central heating radiator, tastefully decorated and benefiting from an adjoining en suite shower room.

En Suite Shower Room

The en suite shower room has a tiled floor, a UPVC double glazed window overlooking the front elevation of the property and is fitted with a modern suite comprising of a walk in shower, a wash hand basin inset into a vanity unit and a low level WC.

Bedroom Three

12'2" x 11'0"

A double bedroom warmed by a central heating radiator, tastefully decorated and benefiting from double glazed windows to the side and rear elevations.

Bedroom Four

12'2" x 9'7"

With pleasant views overlooking the rear garden and further double bedroom warmed by a central heating radiator and benefiting from a double glazed window.

Bathroom

The bathroom has a tiled floor, a double glazed window overlooking the side elevation of the property and is fitted with s modern suite comprising of a panelled bath, a wash hand basin inset into a vanity unit, a low level WC and a towel radiator.

Externally

Externally to the front of the property there is a large block paved driveway providing off road car parking for several cars. There is also a garden planted with an abundance of mature shrubs and trees and a single garage. To the rear of the property there is a garden which is laid to lawn, raised beds stocked with mature plants and shrubs and a patio area which is ideal for outdoor entertaining.

