



6 Southwell Green, Darlington Asking Price £330,000

Situated in the charming area of Southwell Green, Darlington, this immaculately presented three-bedroom detached bungalow offers a remarkable opportunity for those seeking a comfortable and stylish home. Situated within the desirable Houghton Grange development, the property boasts a tranquil setting that is both inviting and convenient.

Upon entering, you will find three reception rooms that provide ample space for relaxation and entertaining. These well-lit areas are perfect for family gatherings or quiet evenings in. The bungalow features three generously sized bedrooms, ensuring that there is plenty of room for family or guests. The two modern bathrooms add to the convenience and comfort of this delightful home.

The layout of the bungalow is thoughtfully designed, making it suitable for a variety of lifestyles. Whether you are a growing family, a couple looking to downsize, or simply seeking a peaceful retreat, this property caters to all. The surrounding area is known for its friendly community and excellent local amenities, making it an ideal location for anyone looking to settle down.

In summary, this detached bungalow on Southwell Green is a rare find, combining modern living with a serene environment. With its spacious rooms, convenient bathrooms, and prime location, it presents an exceptional opportunity for prospective buyers. Do not miss the chance to make this splendid property your new home.



6 Southwell Green, Darlington

General Remarks

A truly outstanding opportunity has arisen to acquire a three bedroom detached bungalow occupying a most pleasing position on Southwell Green on the highly regarded Haughton Grange development.

Gas fired central heating

Double glazed windows throughout

Council Tax Band D

We recommend viewings at the earliest opportunity to avoid disappointment

Location

The property occupies a most pleasing position on Southwell Green, a quiet cul-de-sac situated on the popular Haughton Grange development in Darlington. The property is situated within close proximity of a number of first class local schools. There is a good local bus service into Darlington town centre where you will find a superb range of amenities including shops, boutiques, restaurants, bars and leisure facilities. For the commuter there are good through routes to both the A66 and A1(M). Teesside international airport and Darlington's East coast mainline railway station are also easily accessible.

Entrance Hallway

The property is entered through a UPVC double glazed door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated flooring.

Living Room

14'8" x 11'9"

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 and benefiting from a UPVC double glazed window and a stone effect fire surround with a marble hearth and inserts. An archway leads into the dining room.

Dining Room

8'0" x 11'9"

The dining room offers an abundance of natural light. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the side elevation of the property.

Garden Room

7'6" x 12'11"

The garden room offers an abundance of light. The room is decorated in neutral tones, and there is a door leading to the garden, garage and front elevation of the property.

Kitchen

14'11" x 10'10"

The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a ceramic sink and drainer. The kitchen benefits from double glazed windows to the rear and side elevations of the property, vinyl flooring, plumbing for an automatic washing machine and a number

of integrated appliances including an electric oven, a gas hob with overhead extractor hood, a dishwasher and a fridge freezer.

Principal Bedroom

12'7" x 11'8"

With a double glazed window overlooking the front elevation of the property a beautifully presented double bedroom. Warmed by a central heating radiator and benefiting from laminated flooring, 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 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

9'11" x 9'6"

A further double bedroom situated to the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from laminated flooring, a UPVC double glazed window and a built in wardrobe providing useful storage.

Bedroom Three

9'11" x 9'6"

A further double bedroom situated to the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated and benefiting from UPVC double glazed French doors which lead to the patio area and rear garden beyond.

Bathroom

The bathroom has a tiled floor, partially tiled walls, a UPVC double glazed window and is fitted with a modern and most contemporary suite comprising of a panelled bath, a wash hand basin, low level WC and a vanity unit.

Externally

Externally to the front of the property there is a large block paved driveway with parking for up to six vehicles and a garden which is laid to lawn. To the rear of the property there is a decked patio area which is ideal for outdoor entertaining and a spacious garden which is laid to lawn and is immaculately presented. The rear garden is complimented with a variety of mature plants and trees. There is also a single garage with up and over door, which also offers office space to the rear of the garage with a window.

