



8 The Woodlands, Darlington

Asking Price £465,000

An outstanding opportunity has arisen to acquire a highly individual, luxurious and unique home. This delightful residence which was originally constructed by Bussey and Armstrong in 1999 is impeccably presented throughout and offers fine interior design. The Woodlands development is comprised of an exceptionally prestigious selection of homes within the highly desirable west end of Darlington. This delightful property is situated within a pleasant cul de sac. Impeccably presented throughout and providing accommodation over two floors including a welcoming entrance hallway, a beautifully appointed lounge, a superb dining room, a study, a cloakroom with washbasin and WC, a stunning kitchen/breakfast room, utility room, master bedroom with en suite bathroom, three further double bedrooms and a stunning family bathroom completes the living accommodation. Externally the house is approached along a block paved driveway with off road parking for several cars. There is a double garage, generous and immaculately maintained gardens and a patio 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.



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General Remarks

A beautifully appointed four bed roomed detached residence situated within the exclusive Woodlands development in the highly desirable west end of Darlington. Offering generous accommodation
Wood framed double glazed windows throughout
Gas fired central heating
Immaculately presented
Council Tax band G

Location

The Woodlands is comprised of an exceptionally prestigious selection of homes situated within the heart of the highly desirable west end of Darlington. This stunning residence 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, St Augustine's Primary 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

A most welcoming hallway offering an abundance of charm which will not fail to impress the discerning buyer. Tastefully decorated in neutral tones and benefiting from Amtico flooring, a central heating radiator and a cupboard providing useful storage. A stunning spindle balustrade staircase leads to the first floor landing.

Cloakroom

The cloakroom has Amtico flooring, a central heating radiator, an extractor fan and is fitted with a modern suite comprising of a low level WC and a wash handbasin inset in to a vanity unit.

Living Room

21'7" x 13'1"

The beautifully presented living room is tastefully decorated in neutral tones. Warmed by two central heating radiators and benefiting from a wood framed double glazed window to the front of the property and a marble fire surround with a marble hearth and inserts and a gas fire. Wood framed double glazed patio doors lead out to the rear garden.

Dining Room

10'4" x 10'11"

The dining room is warmed by a central radiator and benefits from Karndean flooring, tasteful decoration and a wood framed double glazed window with pleasant vies overlooking the rear garden.

Study

10'1" x 11'4"

This versatile room is currently used as a study. The study is tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from laminated flooring, built in units providing useful storage and a wood framed double glazed window overlooking the front of the property.

Kitchen

13'10" x 10'0"

The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink with a mixer tap and drainer. The kitchen benefits from a central heating radiator, Karndean flooring and a number of integrated appliances including an electric oven, an electric hob with overhead extractor hood, a microwave, a NEFF dishwasher and a fridge freezer. There is ample room for a dining table. The kitchen offers an abundance of natural light courtesy of the wood framed double glazed windows to the rear and side elevations.

Utility Room

7'4" x 6'4"

The utility room is warmed by a central heating radiator and benefits from Karndean flooring and benefits from a work top incorporating a stainless steel sink and drainer, a wall mounted boiler and plumbing for an automatic washer / dryer. A door leads out to the rear garden.

First Floor Landing

A stunning balustrade staircase leads to the first floor landing. The landing benefits from a cupboard providing useful storage and a hatch giving access to the loft.

Master Bedroom

21'3" x 11'11"

The master bedroom is tastefully decorated in neutral tones. Warmed by two central heating radiators and benefiting from wood framed double glazed windows to the front and rear elevations, built in wardrobes providing useful storage and an adjoining en suite bathroom.

En Suite Bathroom

The stunning en suite bathroom has a tiled effect floor, partially tiled walls and is fitted with a suite comprising of a roll top bath, a low level WC and a wash hand basin inset in to a vanity unit. The bathroom is warmed by a central heating radiator and benefits from a wood framed double glazed window.

Bedroom Two

10'6" x 12'1"

A double bedroom tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from a wood framed double glazed window with pleasant views overlooking the rear garden.

Bedroom Three

10'11" x 11'3"

A double bedroom tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from a wood framed double glazed window overlooking the front of the property.

Bedroom Four

8'8" x 13'7"

A further double bedroom tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from a wood framed double glazed window with pleasant views overlooking the rear garden.

Bathroom

The modern family bathroom benefits from Amtico flooring, partially tiled walls and is fitted with a contemporary suite comprising of a panelled bath, a shower cubicle with shower, a wash hand basin and low level WC. The bathroom is warmed by a central heating radiator.

Externally

Externally to the front of the property there is a large block paved driveway with off road car parking for several vehicles, a double garage with up and over door and a beautifully presented garden which is laid to lawn with an abundance of mature shrubs to the borders. To the rear of the property there is a beautifully presented and immaculately maintained walled garden. The spacious and most private garden is laid to lawn with an abundance of mature shrubs to the borders. There is also a patio area which is ideal for outdoor entertaining.

