



## 29 Romanby Drive, Darlington

### Asking Price £695,000

Situated on the esteemed Willows development in Blackwell Darlington, this stunning detached house on Romanby Drive is a remarkable find. Built in 2021, this delightful property boasts an impressive living space, providing ample room for both relaxation and entertainment.

As you step inside, you will be greeted by an immaculate interior that showcases fine design and attention to detail. The property features three spacious reception rooms, perfect for hosting gatherings or enjoying quiet family time. With five well-appointed bedrooms, there is plenty of space for everyone, ensuring comfort and privacy.

The house also includes three modern bathrooms, designed to cater to the needs of a busy household. Each room has been thoughtfully crafted to create a harmonious living environment, making this residence not just a house, but a home.

The Willows development is known for its community spirit and distinguished atmosphere, making it an ideal location for families and professionals alike. This unique residence offers a blend of contemporary living and traditional charm, making it a standout choice for those seeking a high-quality property in Darlington.

In summary, this exceptional home on Romanby Drive is a true gem, offering a perfect combination of space, style, and location. Do not miss the opportunity to make this exquisite property your own.





# 29 Romanby Drive, Darlington

## General Remarks

A truly outstanding opportunity has arisen to acquire a stunning five bedroom detached residence which is located on Romanby Drive within the esteemed Willows development, Immaculately presented throughout and offering fine interior design.  
Five double bedrooms  
Three Bathrooms  
Gas fired central heating  
Double glazed windows throughout  
We welcome viewings at the earliest opportunity to avoid disappointment

## Location

Romanby Drive is situated on the exclusive Willows development and is comprised of an exceptionally prestigious selection of homes crafted to perfection by Storey Homes. Located on one of the finest roads within 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 cafes and leisure facilities. The property is ideally situated for accessing first class local schools to include Polam Hall School, 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

The property is entered through a wood door leading into a most welcoming hallway offering an abundance of charm which will not fail to impress the discerning buyer. The entrance hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from solid oak flooring, a double glazed window and an under stairs cupboard providing useful storage.

## Study

11'6" x 8'5"

The study is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a double glazed window with attractive window shutters.

## Living Room

30'5" x 12'11"

The beautifully presented dual aspect living room is simply stunning. Offering fine interior design the living room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a double glazed window overlooking the front elevation of the property, double glazed Bi folding doors to the rear and glazed doors which lead in to the kitchen / dining room.

## Kitchen / Dining Room

26'1" x 14'8"

The open plan kitchen / dining room truly offers the wow factor. The dining room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from solid wood flooring and double glazed Bi folding doors which lead out to the patio area and rear garden beyond. The beautiful kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting granite worktops incorporating an inset sink and drainer. The kitchen benefits from solid wood flooring, inset spotlights to the ceiling, a double glazed window, an electric oven, an induction hob and overhead extractor hood, a fridge freezer, dishwasher and a stunning centre Island with a seating area.

## Utility Room

14'9" x 6'5"

The utility room is fitted with a range of wall and floor units with contrasting granite worktops incorporating an inset sink. The utility room is warmed by a central heating

radiator and benefits from solid wood flooring, plumbing for an automatic washing machine, a double glazed window to the side elevation of the property, a door leading to the rear garden with a further door leading into the integral garage.

## Cloakroom

The cloakroom has solid wood flooring, partially tiled walls, a double glazed window and is fitted with a modern suite comprising of a wash hand basin and a low level WC.

## First Floor Landing

A staircase leads to the first floor galleried landing.

## Master Bedroom

18'2" x 15'7"

A double bedroom with a double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones 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 has a tiled floor and walls, a Velux window and is fitted with a modern and most contemporary suite comprising of a wash hand basin inset on to a vanity unit, a low level WC, a walk in shower cubicle with shower and a towel radiator.

## Bedroom Two

12'11" x 12'4"

With a double glazed window overlooking the front elevation of the property a double bedroom warmed by a central heating radiator and tastefully decorated in neutral tones.

## Bedroom Three

16'0" x 12'11"

With pleasant views overlooking the rear garden a double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a double glazed window and an adjoining en suite shower room.

## En Suite Shower Room

The en suite shower room has a tiled floor and walls, a double glazed window with privacy glass and is fitted with a modern and most contemporary suite comprising of a wash hand basin set on to a vanity unit, a low level WC, a walk in shower cubicle with shower and a towel radiator.

## Bedroom Four

12'9" x 8'7"

A further bedroom which is currently used as a dressing room. Warmed by a central heating radiator and benefiting from a double glazed window overlooking the front of the property, built in wardrobes and shelves providing useful storage and a built in dressing table.

## Bedroom Five

9'10" x 8'0"

With a double glazed window overlooking the rear elevation of the property a further double bedroom warmed by a central heating radiator and tastefully decorated in neutral tones.

## Bathroom

The family bathroom has a tiled floor and walls, a double glazed window with privacy glass and is fitted with a stunning suite comprising of a panelled bath, a shower cubicle with shower, a wash hand basin inset on to 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 with off road car parking for several cars, a garden which is laid to lawn and a double garage with an electric door. To the rear of the property there is, a lush, expansive lawn providing ample space for outdoor recreation, while the delightful patio area beckons for al fresco dining and leisurely moments. This enchanting garden becomes an extension of your living space, seamlessly merging the indoors with the outdoors.

