



8 Dale Road, Darlington, County Durham, DL3 8LZ



A beautifully presented FOUR BED SEMI-DETACHED FAMILY HOME. The property has undergone extensions to offer generous living accommodation and being positioned on a corner plot the external space compliments the internal. One not to miss out on a superb family home. Contemporary living at its finest with open plan living areas, 4 good sized bedrooms, shower and bathroom, gardens and GARAGE.

**Offers over £330,000**



### COVERED PORCH

Period brick arched covered porch with period circular leaded window to side. Feature tiled floor, front door with leaded light glass inserts leading to the entrance reception.

### ENTRANCE RECEPTION

Staircase to first floor with Period 1930's wood panelling. Double radiator, ceiling coving and doors to; open plan family room, open plan kitchen/diner and cloaks/w.c.

### CLOAKS/W.C

Low level w.c, feature hand basin with swan neck mixer tap sat on a bespoke shelf with further below shelving for storage. Tiling to splash areas with feature glazed tiles. Central heating radiator with feature cover and laminated floor.

### OPEN PLAN FAMILY ROOM 5.29 x 3.19 x & 7.45 x 5.95 (17'4" x 10'5" x & 24'5" x 19'6")

Original Leaded light windows to front with leaded light window tops and original leaded light windows to rear. Glass panelled door leading onto the rear garden. Four central heating radiators. Picture rails, ceiling coving and internet point. Twin arches lead to the family seating area with a feature marble fireplace surround with hearth, which could incorporate a living flame gas fire. Further leaded light UPVC windows to front with leaded light tops, TV and SKY points.

### OPEN PLAN KITCHEN/DINING ROOM 6.07m x 2.24m (19'11" x 7'4")

Kitchen: 6.08m x 2.25m (19'11" x 7'4")

Recessed one and half sink bowl with feature swan neck mixer tap, granite black with gold fleck worktops, up stands, window mantle and back splash. STOVES Range offering a five ring hob with double oven and grill. AEG Triple extractor hood. Fitted with a country cottage style off white base, drawers, integrated BOSCH dishwasher, twin pull out magic corner swivel units and extensive larder cupboard with shelving and

above storage units. Amtico engineered OAK flooring, down lighting, door with glass inserts leading to utility room and walk through to dining area.

Dining Area: 4.47m x 3.66m (14'7" x 12'0")

Period Bow window to front with leaded light inserts and tops. Curved radiator, picture rail. Amtico engineered OAK flooring. Alcove recesses with bespoke OAK shelving. Two TV points.

### UTILITY ROOM 2.14 x 2.84 (7'0" x 9'3")

One and half sink unit fed by swan neck mixer tap, fitted with a range of base, drawer and wall units with contrasting black worktops. Plumbing for automatic washer and void for dryer. Double radiator, laminated flooring, useful under stairs recessed area with light. UPVC window to side and UPVC door to rear. Mosaic tiling to splash areas.

### HALF LANDING

Beautiful period leaded light window to rear.

### FIRST FLOOR LANDING

Built in cupboard housing cylinder tank and pump. Doors to bedrooms and family bathroom and shower room. Down lighting and loft hatch with pull down ladders to loft hatch.

### BEDROOM 1. 3.79 exc window x 3.42 (12'5" exc window x 11'2")

Original Bow window to front with leaded windows and tops. Curved radiator and picture rail built in wardrobes with above storage.

### BEDROOM 2. 4.63 x 2.55 (15'2" x 8'4")

UPVC windows with leaded light tops to front. Single radiator, Internet point, picture rail.

### BEDROOM 3. 4.00 x 2.55 (13'1" x 8'4")

UPVC windows to front with leaded light tops, double radiator and TV point.

### BEDROOM 4. 3.27 x 2.52 (10'8" x 8'3")

UPVC leaded light windows to rear. Double radiator, TV point and built in double wardrobe.

### FAMILY BATHROOM/W.C

Beautiful period style bathroom with; pedestal hand basin and mixers, closed cupboard low level w.c with Oak top ideal for storage basket. Bath with period style taps and a wall mounted period shower/mixer with Rose shower head. Tiled panel to walls and splash areas, period cast iron style radiator, ceiling coving, down lighting, extractor fan and UPVC opaque windows to rear.

### FAMILY SHOWER ROOM/W.C

Three piece suite comprising; low level w.c, pedestal hand basin with swan neck mixer tap, double size shower tray with glass screen. Wall mounted chrome shower mixer bar with Rose head and separate spray shower head. Cream cast iron style radiator, laminated flooring, down lighting and extractor fan.

### EXTERNALLY

There is a double lawned frontage with paved stone path and seating area. The property is positioned on a corner plot having a brick wall perimeter. Conifer hedging with wrought iron gate leading to the front path. Concrete path to the side leading to a beautiful rear garden.

To the rear is a paved seating area which is accessed from the family room, ideal for BBQ's having a raised decked seating area with balustrade. White washed feature walls with recessed nooks for candles. Decked lighting. Lawned garden areas with a feature gravelled area and bespoke raised box herb area. Timber shed and door leading to the garage.

### GARAGE

Up and over door with power.











