



44 Flora Avenue, Darlington, County Durham, DL3 8PE
Offers over £380,000

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An extended 3 BED SEMI DETACHED PROPERTY positioned on a corner plot, situated within the WEST END of Darlington. The property is close to local amenities including shop and post office, Local Primary and Secondary Schools. The property offers generous living accommodation internally and externally and has the added bonus of a double garage.

ENTRANCE RECEPTION

Period style front door with leaded light inserts leading into a spacious entrance reception. Period style doors leading to; cloaks w/c., sitting room, dining room and kitchen. Staircase to first floor with useful under stairs storage cupboard. Delph rail and UPVC window to front.

CLOAKS/W.C

Low level w.c, hand basin with feature mixer tap and below vanity cupboard, single radiator, tiling to part walls, ceiling coving and UPVC window to side.

DINING ROOM 4.489 x 3.452 (14'8" x 11'3")

UPVC bay window to front, double radiator, feature wood fireplace surround with stone back insert and hearth incorporating a coal effect fire (this could be opened up subject to HETAS) Ceiling coving.

SITING ROOM 4.854 x 4.596 to alcove (15'11" x 15'0" to alcove)

UPVC window to rear enjoying views of the garden. The main focal point in this room is the wood panelling to part walls, feature high back fireplace surround with Inglenook recess having stone sides and insert incorporating a multi fuel stove with tiled hearth. Feature wood cabinets to alcoves with glass fronts, below shelving and insert desk unit with cupboards. Wood delph rail, double radiator, TV point and ceiling coving. Glass door leading to the sunroom having an open aspect to the kitchen/family room.

KITCHEN 3.575 x 2.663 (11'8" x 8'8")

Single bowl with swan neck mixer, fitted with an attractive range of base, drawer and wall units with contrasting work top surfaces. Four ring gas hob, built in oven stainless steel extractor and void for microwave. Tiling to splash areas, down lighting, built in larder cupboard, Karndean floor and door to garage and further door to entrance reception. Walk through to family room/sunroom/

SUNROOM 5.034 x 3.716 (16'6" x 12'2")

With vaulted ceiling having 5 velux windows, UPVC windows to sides and rear enjoying views of the garden. French doors to one side with further UPVC door to the opposite side. Karndean floor, two double radiator, down lighting and TV point.

HALF LANDING

UPVC window to front. Useful built in linen cupboard housing BAXI boiler with cylinder tank.

FIRST FLOOR LANDING

Loft hatch and doors to bedrooms and family bathroom/w.c.

MASTER BEDROOM 4.600 x 5.846 (15'1" x 19'2")

UPVC window to rear, double radiator, TV point, dado rail and picture rail.

BEDROOM 2 4.508 to bay x 3.477 (14'9" to bay x 11'4")

UPVC bay window to front, double radiator and picture rail.

BEDROOM 3 3.318 x 2.704 (10'10" x 8'10")

UPVC Bay window to rear, double radiator, ceiling coving and picture rail

FAMILY BATHROOM/W.C

Four piece suite; low level w.c, pedestal hand basin, panelled bath, walk in shower, tiling to part walls, single radiator, ceiling coving and UPVC window to side.

EXTERNALLY

To the front is a landscaped garden with gravelled, paved and shrub beds. Outside light. The boundary is enclosed by conifer and privet hedging giving a high degree of shielding.

To the side and rear is a brick wall with pillars and slat wood giving further privacy. Folding wooden doors gives access to an extensive block paved driveway. Hard standing area (ideal for motor home or boat). A lawned garden with feature seating area with shrub borders which surround. Timber shed and log shelter included in the sale. Further paved area and further log storage. Outside water tap and light. This is a very pet and child friendly garden, great for entertaining.

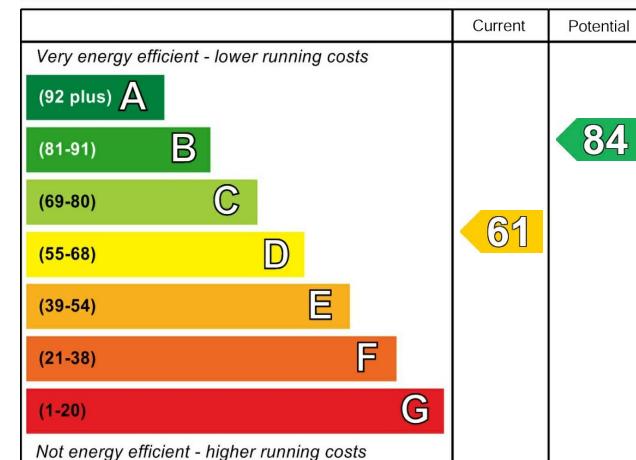
DOUBLE GARAGE 5.934 x 5.894 (19'5" x 19'4")

With twin up and over doors, above storage having pull down folding wooden ladders. Utility area with work top and plumbing for automatic washer and void for dryer. Power points, strip lighting. Multi functional car pit. UPVC windows to front and wood door to the front.



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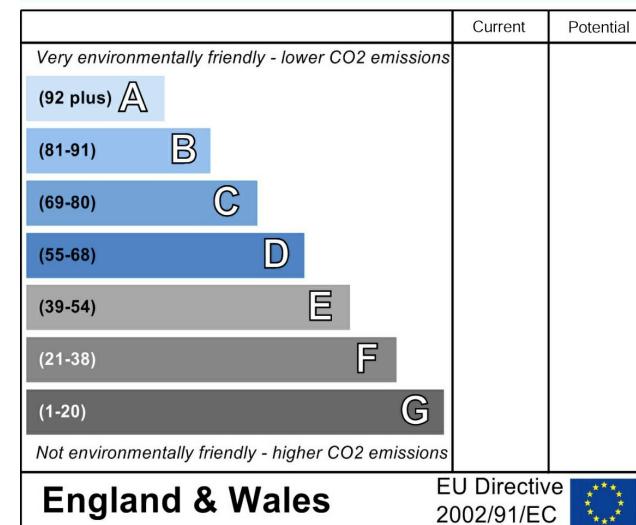
Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC 

Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC 

