

Ann Cordey
ESTATE AGENTS

79 Aldgrove Way, Darlington, DL3 0GR

Offers In The Region Of £350,000

79 Aldgrove Way, Darlington, DL3 0GR

A REAL ONE-OFF! A substantially extended four-bedroom detached family home occupying an exceptional plot at the head of a quiet cul-de-sac on the popular Oakfield Lodge development. Featuring an extensive, completely unoverlooked woodland-backed garden, ample parking, versatile accommodation and potential for further extension or development, subject to the necessary permissions.



Occupying an exceptionally generous plot at the head of a quiet cul-de-sac on the popular Oakfield Lodge development, this substantially extended four-bedroom detached property is a truly individual family home and must be viewed to fully appreciate the space, versatility and potential on offer.

One of the property's most impressive features is undoubtedly the plot. To the front is a private driveway providing off-road parking for up to three vehicles, whilst to the rear is an extensive garden which backs directly onto woodland and enjoys a completely unoverlooked aspect. The size of the garden and plot also provides exciting potential for further extension or development, subject to the necessary planning permissions and consents.

The garden is exceptionally well suited to family life, offering a generous amount of outdoor space and the added benefit of an outdoor shower room/WC.

Internally, the property continues to impress with spacious and versatile accommodation arranged over two floors.

Upon entering, the welcoming hallway provides access to the ground floor WC and principal reception rooms. To the front is a separate dining room, whilst double doors lead through to the extended lounge. This excellent family living space enjoys views and direct access into the rear garden, creating a wonderful connection between the house and garden.



The kitchen is positioned just off the lounge and is fitted with a quality range of wall and base units, providing a practical space for everyday family life. The kitchen leads through into a useful utility room.

Accessed from both the utility room and hallway is a versatile snug, providing a valuable additional reception room. This space could be used as a playroom, home office, study, children's room or additional sitting room, depending on the requirements of the purchaser.

To the first floor are four well-proportioned bedrooms, together with a family bathroom and separate WC.

The principal bedroom is particularly impressive, overlooking the rear garden and benefiting from an abundance of space for wardrobes and a dedicated dressing area, together with its own en-suite shower room.

The three further bedrooms are all generous in size, providing excellent flexibility for family, guests or home working.

EXTERNALLY
To the front is a driveway providing off-road parking for up to three vehicles.



The rear garden is a genuine highlight of this property, being exceptionally generous in size, completely unoverlooked and backing directly onto woodland. The garden provides a high degree of privacy and an attractive natural backdrop, together with extensive space for entertaining, children's play and family enjoyment.

There is also a summerhouse and an outdoor shower room/WC, adding further versatility to the outside space.

The overall size of the plot may also provide scope for further extension or development, subject to the necessary planning permissions and consents.

The property is situated within the popular Oakfield Lodge development in the Cockerton area of Darlington, offering a pleasant residential environment which is particularly well suited to families.

Aldgrove Way itself enjoys a peaceful position, with this particular property occupying the enviable position at the head of the cul-de-sac. The development provides a convenient base for everyday living, with local shops, amenities and services within the surrounding area, whilst Darlington town centre offers a wider selection of shopping, restaurants, leisure facilities and amenities.

There is a good selection of schools within the surrounding area, including primary and secondary options, making the location particularly appealing to families.

For commuters, the property is well positioned for access to Darlington's wider road network, with convenient connections towards the A66 and A1(M). Darlington also benefits from excellent rail connections, providing services to a range of destinations across the North East and beyond.

LOUNGE
27'07 x 9'9 (8.41m x 2.97m)

DINING ROOM
16'05 x 10'05 (5.00m x 3.18m)

KITCHEN
11'01 x 10'02 (3.38m x 3.10m)

UTILITY
8'01 x 7'04 (2.46m x 2.24m)

SITTING ROOM
10'00 x 7'11 (3.05m x 2.41m)

1ST FLOOR

BEDROOM ONE
27'00 x 9'03 (8.23m x 2.82m)

EN SUITE
7'9 x 5'03 (2.36m x 1.60m)

BEDROOM TWO
12'04 x 8'7 (3.76m x 2.62m)

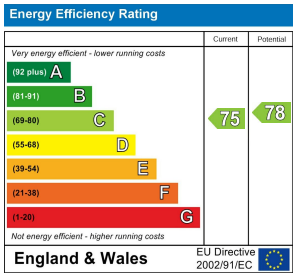
BEDROOM THREE
10'02 x 9'9 (3.10m x 2.97m)

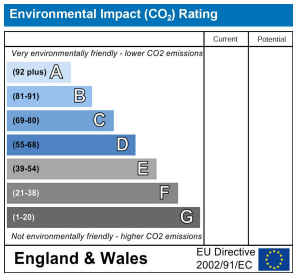
BEDROOM FOUR
8'8 x 7'6 (2.64m x 2.29m)

BATHROOM
10'03 x 4'11 (3.12m x 1.50m)









YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

NAEA National Association of Estate Agents

The Property Ombudsman

Ann Cordey ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com







