Ann Cordey
ESTATE AGENTS

12 Nevada Gardens, Darlington, DL1 2RQ

Offers In The Region Of £240,000

12 Nevada Gardens, Darlington, DL1 2RQ

Owned from new by the current vendor and you can see why being positioned in a lovely cul-de-sac location and occupying a good sized plot. The kerb appeal of the home is instantly attractive with neat and tidy enclosed frontage with a resin double driveway for off street parking. The internal accommodation is generous, with a good sized lounge, separate dining room, conservatory and large open plan kitchen/diner. A convenient cloaks/WC completed the accommodation to the ground floor. To the first floor there are three bedroom's, two double bedrooms and a well proportioned single room. The master bedroom boasts en-suite facilities which have been refitted along with an upgraded bathroom/WC.

Available with no onward chain and in ready to move into order the vendor is also open to discussing including items of furniture in the sale. The property is warmed by gas central heating and is fully double glazed. The location is handy for walking distance to local schools, shops (including a post office and bakery) and further towards well known supermarkets. There are regular bus services and excellent transport links towards the town centre and the A1M.

TENURE: Freehold
COUNCIL TAX: C

ENTRANCE VESTIBULE
With a window to the side and a door leading to the reception hallway.

RECEPTION HALLWAY
leading to the lounge, kitchen and cloaks/WC and the staircase leading to the first floor.

CLOAKS/WC
With a back to wall WC iand hand basin both set within light oak effect units.

LOUNGE
15'1" x 14'6" (4.60 x 4.42)
A generous and welcoming lounge with a bay window to the front aspect. There are double doors opening to the dining room and a feature fireplace to add a focal point with a gas fire to cast a cosy glow.

DINING ROOM
12'3" x 10'2" (3.74 x 3.10)
A sizeable room with a door to the kitchen and French doors to the conservatory.

CONSERVATORY
9'11" x 6'7" (3.04 x 2.03)
UPVC framed with French doors opening to the garden.

KITCHEN/DINER
20'5" x 12'7" (6.23 x 3.86)
A sizeable room fitted with an ample range of cabinets and able to accommodate a large family dining table. The cabinets are painted grey with complementing work surfaces, stainless steel sink unit and striking red splash backs. There is an electric oven and plumbing for an automatic washing machine. The room has a window to the rear and a door leading to the garden.

FIRST FLOOR

LANDING
Leading to all three bedrooms and to the family bathroom/WC/ There is access to the attic area which is insulated.

BEDROOM ONE
11'8" x 9'8" (3.56 x 2.97)
A double bedroom overlooking the rear the free standing wardrobes and chest of drawers will remain and the room has ensuite facilitites.

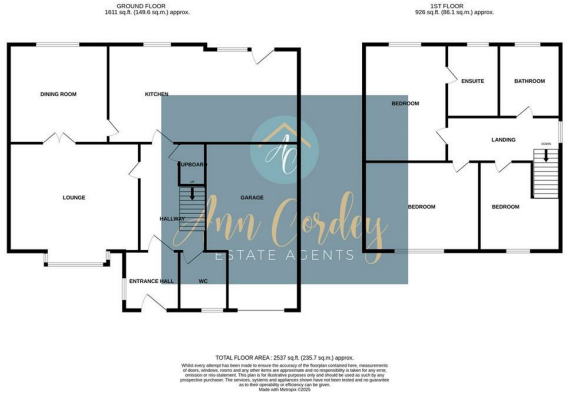
ENSUITE
With a mains

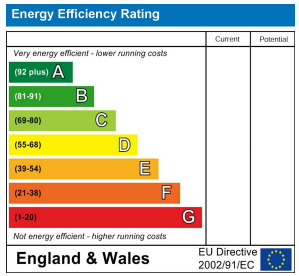
BEDROOM TWO
12'7" x 10'5" (3.84 x 3.18)
A second double bedroom this time overlooking the front aspect and also with wardrobes included.

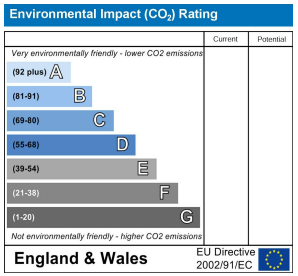
BEDROOM THREE
10'0" x 9'6" (3.05 x 2.91)
A well proportioned single bedroom to the front aspect.

BATHROOM/WC
Fitted a white suite to include a panelled bath with a hand held shower mixer, pedestal handbasin and WC.

EXTERNALLY
The front garden is enclosed by hedging and has an attractive resin driveway providing off street parking for two vehicles and this is in addition to a single garage (which measures 5.45m x 3.17m) and has an up and over door. The rear garden is enclosed and mainly laid to lawn with a paved patio seating area. There are established borders and a convenient water tap.







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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