



Ann Cordey
ESTATE AGENTS

11 Skylark Close, Darlington, DL1 1FR
Offers In The Region Of £270,000



11 Skylark Close, Darlington, DL1 1FR

A modern, FOUR BEDROOMED detached property which enjoys views across open green space to the front. The double fronted property has immediate kerb appeal and has been improved upon by the current vendors with the addition of a large conservatory across the full rear of the property enhancing the ground floor accommodation further and which now comprises Lounge, open plan kitchen and dining area, utility room, ground floor cloaks/wc and study.

To the first floor there are four bedrooms the master bedroom has ensuite facilities and there is also a family shower room/WC.

Externally the property sits in landscaped gardens to the front and rear. The front is enclosed by fencing and mainly laid to lawn with established borders. The driveway provides off street parking for a few vehicles and leads down to the detached garage. The garage has been converted to a workshop with a small portion of the original garage remaining for storage.

The rear garden has been designed for ease of maintenance being paved and gravelled and again having colour and interest provided by the mature plants and shrubs within the borders. The property is warmed by gas central heating and is fully double glazed and is in ready to move into order.

The location within this modern development is ideal for ease of access to local schools and amenities. There are local shops on hand and a retail shopping park with major chain stores. There are also regular bus services and excellent transport links to the A66 and A1M. The property is also close by to several business park and the industry and offices there.

TENURE: Freehold

COUNCIL TAX:

RECEPTION HALLWAY

The black composite door opens into the reception hallway which has a solid oak floor and has the staircase to the first floor.

CLOAKS/WC

With a white suite of low level WC and ceramic hand basin.

LOUNGE

14'0" x 10'7" (4.27 x 3.23)

A sizeable reception room, light and bright and overlooking the green to the front aspect. The room has a solid oak floor and a contemporary wall mounted log burning stove to cast a cosy glow.

STUDY

6'11" x 6'5" (2.13m x 1.98)

A handy addition to this family home, currently a home office or second sitting room. This room also overlooks the front aspect and has the solid oak floor.

KITCHEN/DINER

20'9" x 11'10" (6.35 x 3.61)

A generous social space which has French doors opening into the large conservatory. The kitchen has been well planned and has been fitted with contrasting light grey wall cabinets and dark grey floor cabinets which are matched by complimenting work surfaces with a stainless steel sink unit and a host of integrated appliances which includes a hot point electric oven and microwave, dishwasher and fridge freezer. The floor to ceiling larder cupboard offers additional useful storage. The room is finished with attractive tiled surrounds and there is a USB charging point. The room is open plan to a dining/seating area with a log burning stove at the heart of the room.

CONSERVATORY

18'6" x 11'1" (5.66 x 3.39)

A superb addition to the home and enhances the ground floor accommodation further. The UPVC framed conservatory runs across the entire length of the home and is a lovely space in which to enjoy the views of the garden whatever the weather.

UTILITY

A must in any family home, the utility area has a door leading out to the side. There is a fitted worksurface with stainless steel sink unit, floor cabinet and plumbing for automatic washing machine and the central heating boiler is situated here.

FIRST FLOOR



LANDING

The landing of this home is a feature in itself. There is a window to the side and the landing accesses four bedrooms and the shower room/WC. There is access to the attic area via a pull down ladder which has been professionally boarded and has a light.

BEDROOM ONE

11'8" x 10'7" (3.56 x 3.25)

The master bedroom of the home is a generous home over looking the front aspect. There are sliding mirrored wardrobes and en-suite facilities.

EN-SUITE

With a double shower cubicle with mains fed shower, pedestal hand basin and WC. The room has a window to the side aspect.

BEDROOM TWO

11'5" x 10'11" (3.48 x 3.33)

A second double bedroom this time over looking the rear aspect.

BEDROOM THREE

11'5" x 6'7" (3.48 x 2.03)

Also over looking the rear aspect, bedroom three is a well proportioned room.

BEDROOM FOUR

9'1" x 7'6" (2.77 x 2.31)

Again, well proportioned this room over looks the front aspect.

SHOWER ROOM/WC

With a large walk in shower cubicle with a mains fed shower. The room has a pedestal hand basin and low level WC and has been attractively tiled with ceramics in a contemporary tone.

EXTERNALLY

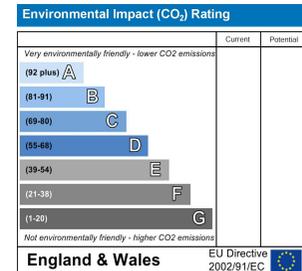
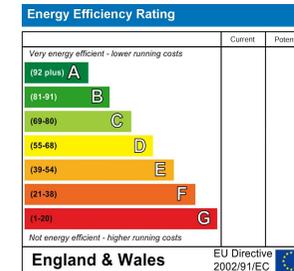
The front garden has been enclosed by fencing and has a single gate. The gardens wrap around the property with a lawned area and well stocked borders. The rear garden has been designed for ease of maintenance being completely paved. There is convenient water and electric supplies. The original GARAGE has been converted by the current owner into a work shop. With a personnel door from the garden, it has been insulated and panelled and has 13 double plus sockets and internal lighting. A proportion of the garage to the front remains for storage and has the up and over door. There is also a useful timber storage shed.

Th driveway allows for off street parking for up to three vehicles



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.



Ann Cordey
ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX

Tel: 01325 488433

Email: sales@anncordey.com

www.anncordey.com



