Ann Cordey
ESTATE AGENTS

6 Peterhouse Close, Darlington, DL1 2YU

Offers In The Region Of £270,000

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A much improved four bedroomed detached residence will sure to have great appeal in today's market, tasteful decor and super stylish. The original garage has been converted to provide a home working environment for the current vendor and offers versatile accommodation.
The property has been upgraded both internally and externally and offers generous accommodation both ground and first floor. Which briefly comprises reception hallway, lounge with media wall and electric fire. Separate dining room, conservatory, upgraded modern kitchen, utility room, cloaks/WC and second sitting room/home office.

To the first floor there are four generous bedrooms and a refitted bathroom. The front garden is open plan with off street parking with an attractive resin driveway , electric vehicle charger and the remainder of the original garage provides storage. The rear garden has also been landscaped and is easy to maintain with resin pathway and stepping stones edging an artificial grass lawn with ambient lighting.

The property is in ready to move into order, warmed by gas central heating and is fully double glazed. It is positioned within a cul-de-sac location and is conveniently placed within the Harrowgate Hill area of Darlington. Local schools are within walking distance along with local shops and major supermarket chains. There are regular bus services and excellent transport links to the town centre and to the A1M, both north and south.

TENURE: Freehold
COUNCIL TAX: D

RECEPTION HALLWAY
A smart composite door opens into the hallway which has a polished ceramic tiled floor and has the staircase to the first floor.

LOUNGE
16'8" x 13'1" (5.09 x 3.99)
A spacious and welcoming reception room with a window to the front aspect. The focal point of the room is the media wall which allows for a large TV with electric remote control feature fireplace and has been finished with a stunning tiled finish. The room leads through to the dining room.

DINING ROOM
10'6" x 8'11" (3.21 x 2.73)
A good sized room easily accommodating a family dining table. Tastefully decorated and having doors to the conservatory and leading through to the kitchen.

CONSERVATORY
9'8" x 9'8" (2.96 x 2.96)
A great addition to the ground floor accommodation and a lovely spot to enjoy views of the rear garden, the conservatory is UPVC framed with French doors to the rear garden and has a tiled floor.

KITCHEN
10'6" x 9'5" (3.21 x 2.89)
Upgraded and refitted with a modern range of gloss cabinets with the striking granite worksurfaces complimenting them perfectly. The integrated appliances include an electric oven, hob and microwave and dishwasher. The room has a window to the rear and is finished with a marble effect tiled floor. A door leads through to the utility room.

UTILITY
With fitted worksurfaces and plumbing for a tiled worksurfaces. There is a UPVC door to the rear aspect and a door leads to the cloaks/WC.

CLOAKS/WC
Comprising a modern suite with low level WC and handbasin.

HOME OFFICE
9'9" x 7'10" (2.98 x 2.39)
Converted from part of the original integral garage. Offering additional versatile space and having a door to the side aspect for direct access.

FIRST FLOOR

LANDING
The landing leads to all four bedrooms and the bathroom/WC.

BEDROOM ONE
13'0" x 9'8" (3.98 x 2.97)
The principal bedroom is a generous double bedroom overlooking the front aspect and having a range of fitted wardrobes and bespoke headboard.

ENSUITE
Comprising a white suite with tasteful grey vanity cabinets and finish. There is a single shower and low level WC.

BEDROOM TWO
9'7" x938'3" (2.94 x286)
A second double bedroom with a window to the rear and having built in storage cupboards.

BEDROOM THREE
10'6" x 7'10" (3.22 x 2.41)
A double bedroom overlooking the rear aspect.

BEDROOM FOUR
8'9" x 7'2" (2.67 x 2.19)
A well proportioned room overlooking the front aspect.

BATHROOM/WC
Upgraded and refitted with a modern white suite which comprises of a bath, handbasin in built in a vanity storage cabinet and low level WC. There is a window to the rear and is finished with an easy maintained wall panelling.

EXTERNALLY
The kerb appeal of the property is immediate with an attractive resin driveway which provides off street parking for two vehicles . The remainder of the garage provides useful storage. The rear of the garden is landscaped with resin and paved pathways edging the artificial lawn, enclosed by fencing and attracts a great deal of sunshine.

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

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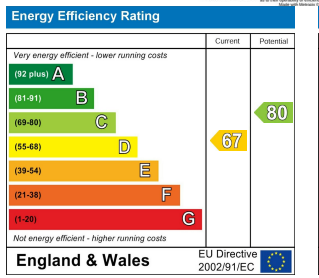
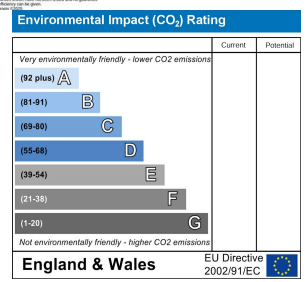
TOTAL FLOOR AREA : 2082 sq.ft. (193.4 sq.m.) approx.





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National Association of Estate Agents

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