



9 CROMARTY CLOSE, DARLINGTON, DL1 3RE

Offers In The Region Of £279,995

We have pleasure in offer for sale this stunning FOUR BEDROOM DETACHED PROPERTY in the popular Whinfield area of Darlington offers the perfect blend of modern convenience and classic charm being on a large plot in private cul-de-sac location, close to countryside walks. Boasting double glazing throughout, the home is bright and airy with natural light flooding in.

The spacious kitchen is fully fitted with sleek cabinets and modern appliances. The property also includes a garage for convenient parking and storage.

One of the standout features of this home is the large conservatory, providing a tranquil space to relax and enjoy the beautiful views of the garden. Whether you're looking to entertain guests or simply unwind after a long day, this conservatory is the ideal space for any occasion.



The location within the Whinfield area of Darlington is most convenient for the local shops and Asda supermarket and fuel station. There are regular bus services and excellent transport links to the A66 and A1M, both North and South. Darlington's town centre is not too far away. There is also access to the well regarded schools of the area. Viewing is highly recommended.

TENURE: FREEHOLD
COUNCIL TAX: D

RECEPTION HALLWAY

The entrance door opens into the reception hallway which has access to the Cloaks/wc, Lounge and Kitchen.

CLOAKS/WC

Fitted with a low level WC and hand basin.

LOUNGE

19'10 x 12'02 (6.05m x 3.71m)

The lounge is a cozy and spacious reception room, The focal point of the room is a stunning electric fire casting a cosy glow when needed. There is two UPVC window to the side aspect.

DINING ROOM

15'05 x 8'7 (4.70m x 2.62m)

Easily accommodating a large family dining table having the staircase leading to the first floor , handy understairs storage cupboard and access into the conservatory.

KITCHEN

11'01 x 10'07 (3.38m x 3.23m)

Fitted with an ample range of upgraded high gloss white wall , floor and drawer cabinets with complimentary wood effect worksurfaces and textured sink unit. The integrated appliances include a gas hob with extractor hood , dishwasher, fridge, freezer and drinks fridge. There is plumbing from an automatic washing machine. There is a UPVC window overlooking the conservatory.

CONSERVATORY

19'5 x 9'6 (5.92m x 2.90m)

The conservatory overlooks the greenery of the garden, providing a pleasant space to enjoy the views no matter the weather . There is UPVC door leading out to the rear garden and further door leading to the Garage.

FIRST FLOOR LANDING

Leading to all four bedrooms and bathroom/WC.

BEDROOM ONE

11'09 x 10'09 (3.58m x 3.28m)

Spacious master bedroom with a UPVC window overlooking the front aspect.

BEDROOM TWO

10'8 x 9'9 (3.25m x 2.97m)

A further double room having a UPVC window overlooking the rear aspect.

BEDROOM THREE

10'9 x 9'8 (3.28m x 2.95m)

Having a UPVC window overlooking the rear.

BEDROOM FOUR

8'9 x 8'11 (2.67m x 2.72m)

A sizeable single having a UPVC window overlooking the front aspect.

BATHROOM/WC

Fitted with a white suite to include a panelled bath with over the bath mains fed shower and pedestal hand basin with low level WC. There is a UPVC window to the side.

EXTERNALLY

The property is situated in a cul-de-sac location , the garden to the front is mainly laid to lawn , there is a driveway to allow for off street parking which sits just in front of the Garage .

The rear garden is enclosed by fencing and mainly laid to lawn with patio seating area.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales			EU Directive 2002/91/EC		

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.

