



*Ann Cordey*  
ESTATE AGENTS

**4 Hadrian Court, Darlington, DL3 8RE**  
**Offers In The Region Of £365,000**



## 4 Hadrian Court, Darlington, DL3 8RE

Nestled away in the heart of the West End of Darlington this three storey, four bedroomed town house occupies an elevated position within a cul-de-sac of only a handful of executive homes. The location is ideally placed for access to the town centre and for walking distance to Darlington's train station. There are regular bus services and excellent transport links. Good local schools are within access and there are local shops and a major chainstore supermarket close by.

The property has been owned by the current vendors for a number of years and has been a generous family home. The open plan lounge/diner is well proportioned and leads through to the kitchen which has an ample range of cabinets and a fixed breakfast bar for informal dining. A convenient cloaks/WC completes the accommodation to the ground floor.

There are four bedrooms to the first floor, three double bedrooms and a spacious single room. The master bedroom benefits from ensuite facilities with the other three rooms being serviced by a family bathroom/WC. The very large double garage is integral with two up and over doors, light, water and power with a block paved double driveway for off street parking. The garden to the rear is private, laid to lawn and enclosed by fencing and established shrubs and hedges to the borders and there are two storage sheds, outside electrics and a convenient water tap.

The property is warmed by gas central heating and is fully double glazed, with Anglian doors and windows.

TENURE: Freehold  
COUNCIL TAX: E

### RECEPTION HALLWAY

Steps up to the entrance arrive at a wooden veranda and a door which opens into the reception hallway which has access to the lounge, kitchen, cloaks/WC and has a built in storage cupboard and the staircase to the first floor.

### CLOAKS/WC

With low level WC and handbasin.

### LOUNGE

**16'6" x 12'4" (5.03 x 3.76)**

A generous reception area with sliding patio doors opening onto the veranda at the front of the property. The room is open plan to the dining room.

### KITCHEN

**13'10" x 10'4" (4.23 x 3.17)**

The kitchen is a good size and is fitted with an ample range of wall, floor and drawer cabinets. There is an electric oven and gas hob and plumbing for an automatic washing machine and dishwasher. There is also a fitted breakfast bar for informal dining. There is a back door to the side of the property and a window which overlooks the rear garden.

### DINING

**10'11" x 9'7" (3.34 x 2.94)**

The dining room is a good size and can easily accommodate a family sized dining table and enjoys views to the garden through sliding patio doors.

### FIRST FLOOR



LANDING

The landing leads to all four bedrooms and to the bathroom/WC and has a window to the side and access to the attic area which has a pull down ladder and is part boarded. There is also a built in linen cupboard, housing a combi gas boiler.

BEDROOM ONE

14'4" x 11'4" (4.37 x 3.46)

The principal bedroom of the home has a window to the front aspect, built in wardrobes and dressing table and ensuite facilities.

ENSUITE

With single shower cubicle with mains fed shower, pedestal handbasin and WC.

BEDROOM TWO

11'4" x 10'10" (3.46 x 3.32)

A second double bedroom this time overlooking the rear aspect.

BEDROOM THREE

12'7" x 7'9" (3.84m x 2.36m)

A third double bedroom also overlooking the rear aspect.

BEDROOM FOUR

8'11" x 9'1" (2.72m x 2.77m)

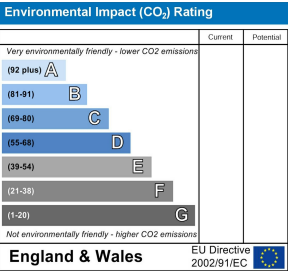
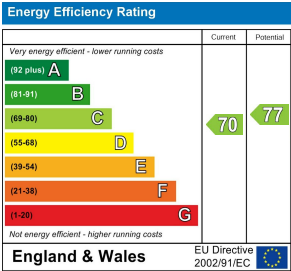
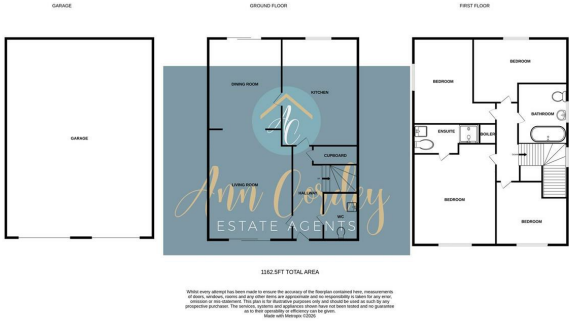
The fourth bedroom is single room overlooking the front aspect.

BATHROOM/WC

Comprising of a panelled bath with overhead electric shower, pedestal handbasin and WC.

EXTERNALLY

The front of the property is open plan with block paved double driveway which sits just in front of a double garage which has two up and over doors, light and power, water and plumbing for a washing machine. The rear garden is private and enclosed by fencing and screened by established hedging. There are two timber storage sheds and a paved patio seating area, outside electrics and a convenient water tap.



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.



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