



Ann Cordey
ESTATE AGENTS

38 Merrybent Drive, Merrybent, Darlington, DL2 2JZ
Offers In The Region Of £245,000



38 Merrybent Drive, Merrybent, Darlington, DL2 2JZ

Ideally positioned in a village location within easy access of Darlington we offer for sale a modern four bedroomed town house offering versatile accommodation across three floors. The property is superbly presented to make the most of the space on offer and the current owners have converted the original garage and incorporated this into the ground floor accommodation to allow for a spacious kitchen, dining and living area.

Internally to property is immaculate and decorated with tasteful colour palette injecting personality into the home. To the rear of the property is a nature reserve with mature woodland and the property has ease of access to the countryside walks there.

A breif summary of the accomodation is as follows: Reception hallway, ground floor cloaks/WC and open plan kitchen, dining and living space. To the first floor there is a generous lounge with a Juliet balcony overlooking the woodland to the rear. Bedroom three and the family bathroom/WC is situated on this floor also. The second floor has the master bedroom with ensuite and bedroom two and four.

Externally the front of the property is open plan with a paved driveway for two vehicles. A single access path down the side leads to the rear garden. The rear garden is enclosed and lain to lawn with established borders and paved patio seating area there is also a useful storage shed. The garden attracts a great deal of the summer sunshine and has the advantage of backing onto established woodland with a gate providing ease of access to the area.

The development is well maintained with a communal green and established border. The location provides access to the well regarded schools of the area, a local pub is within walking distance and there are regular bus services and excellent transport links towards Darlington and the local villages through to Barnard Castle. The property is warmed by gas central heating via Baxi Boiler installed 3 years ago and is fully double glazed. Viewing is highly encouraged.

TENURE: Freehold
COUNCIL TAX:

RECEPTION HALLWAY

A composite door opens into the reception hallway which has the staircase to the first floor and leads to the cloaks/WC and kitchen/diner. There is Oak flooring throughout.

CLOAKS/WC

Fitted with a white suite which includes a low level WC and handbasin.

KITCHEN/DINER

15'1" x 29'8" (4.62 x 9.05)

The current owners have converted the original single garage and incorporated the space to allow for a superb open plan social space with refitted kitchen, dining area and space for soft seating also. A large picture window at the front allows natural light to fill the room (and is the same size as the original garage door to reinstating the garage would be easy) and French doors to the rear open onto the patio and garden. The kitchen comprises of a well planned range of cream cabinets with the warm tones of the solid oak worksurfaces complementing them perfectly. A bespoke wooden centre island and large larder cupboard as also included in the sale along with the dual fuel range cooker. There is also plumbing for an automatic dishwasher and washing machine.

FIRST FLOOR

LANDING

The landing is a lovely feature in itself with a window to the front and leading to the lounge, bedroom three and the family bathroom/WC there is also a staircase to the second floor.



LOUNGE
15'2" x 13'11" (4.63 x 4.25)

A generous reception room enjoying views through a Juliet balcony of tree tops to the rear. There is an electric feature fireplace to add interest and cast a cosy glow when needed.

BEDROOM THREE
11'1" x 8'2" (3.40 x 2.50)

A double bedroom overlooking the front aspect.

BATHROOM/WC
With panelled bath, WC and handbasin within a vanity storage cabinet. The room has ceramic tiled surrounds.

SECOND FLOOR

BEDROOM ONE
14'5" x 11'8" (4.41 x 3.56)

A generous master bedroom overlooking the front aspect and having a full range of fitted wardrobes there is also ensuite facilities.

ENSUITE
The re-fitted ensuite has a single shower cubicle with mains fed shower and hand basin and WC.

BEDROOM TWO
14'0" x 8'3" (4.28 x 2.54)

Bedroom two is also a good sized double bedroom with views across open woodland to the rear.

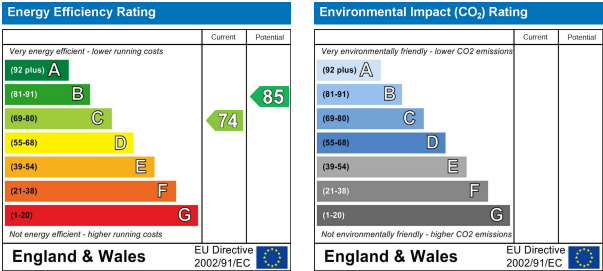
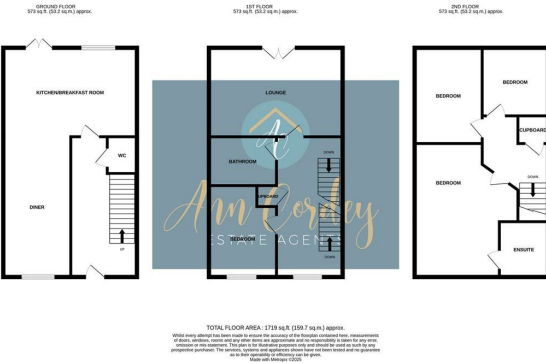
BEDROOM FOUR
10'0" x 6'9" (3.07 x 2.08)

The single bedroom is well proportioned and overlooks the rear and the views.

EXTERNALLY
The property is open plan to the front and has a paved driveway allowing for parking for two vehicles. A single path provides access down the side of the property to the rear garden. The rear garden is enclosed by fencing and is mainly laid to lawn with established borders and a paved patio seating area. There is a single gate providing access into the nature reserve and the lovely walks to enjoy there. Storage is provided via a useful shed, there are also outside electrics and a 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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