



*Ann Cordey*  
ESTATE AGENTS

12 Nevada Gardens, Darlington, DL1 2RQ  
Offers In The Region Of £240,000



## 12 Nevada Gardens, Darlington, DL1 2RQ

Owned from new by the current vendor and you can see why being positioned in a lovely cul-de-sac location and occupying a good sized plot. The kerb appeal of the home is instantly attractive with neat and tidy enclosed frontage with a resin double driveway for off street parking. The internal accommodation is generous, with a good sized lounge, separate dining room, conservatory and large open plan kitchen/diner. A convenient cloaks/WC completed the accommodation to the ground floor. To the first floor there are three bedroom's, two double bedrooms and a well proportioned single room. The master bedroom boasts en-suite facilities which have been refitted along with an upgraded bathroom/WC.

Available with no onward chain and in ready to move into order the vendor is also open to discussing including items of furniture in the sale. The property is warmed by gas central heating and is fully double glazed. The location is handy for walking distance to local schools, shops (including a post office and bakery) and further towards well known supermarkets. There are regular bus services and excellent transport links towards the town centre and the A1M.

TENURE: Freehold

COUNCIL TAX: C

### ENTRANCE VESTIBULE

With a window to the side and a door leading to the reception hallway.

### RECEPTION HALLWAY

leading to the lounge, kitchen and cloaks/WC and the staircase leading to the first floor.

### CLOAKS/WC

With a back to wall WC and hand basin both set within light oak effect units.

### LOUNGE

**15'1" x 14'6" (4.60 x 4.42)**

A generous and welcoming lounge with a bay window to the front aspect. There are double doors opening to the dining room and a feature fireplace to add a focal point with a gas fire to cast a cosy glow.

### DINING ROOM

**12'3" x 10'2" (3.74 x 3.10)**

A sizeable room with a door to the kitchen and French doors to the conservatory.

### CONSERVATORY

**9'11" x 6'7" (3.04 x 2.03)**

UPVC framed with French doors opening to the garden.

### KITCHEN/DINER

**20'5" x 12'7" (6.23 x 3.86)**

A sizeable room fitted with an ample range of cabinets and able to accommodate a large family dining table. The cabinets are painted grey with complementing work surfaces, stainless steel sink unit and striking red splash backs. There is an electric oven and plumbing for an automatic washing machine. The room has a window to the rear and a door leading to the garden.

### FIRST FLOOR



## LANDING

Leading to all three bedrooms and to the family bathroom/WC/ There is access to the attic area which is insulated.

## BEDROOM ONE

11'8" x 9'8" (3.56 x 2.97)

A double bedroom overlooking the rear the free standing wardrobes and chest of drawers will remain and the room has ensuite facilities.

## ENSUITE

With a mains

## BEDROOM TWO

12'7" x 10'5" (3.84 x 3.18)

A second double bedroom this time overlooking the front aspect and also with wardrobes included.

## BEDROOM THREE

10'0" x 9'6" (3.05 x 2.91)

A well proportioned single bedroom to the front aspect.

## BATHROOM/WC

Fitted a white suite to include a panelled bath with a hand held shower mixer, pedestal handbasin and WC.

## EXTERNALLY

The front garden is enclosed by hedging and has an attractive resin driveway providing off street parking for two vehicles and this is in addition to a single garage (which measures 5.45m x 3.17m) and has an up and over door. The rear garden is enclosed and mainly laid to lawn with a paved patio seating area. There are established borders and a convenient water tap.



TOTAL FLOOR AREA: 2037 sq ft (190.7 sq m) approx.  
\*Where every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, walls and other areas are approximate and measurements are taken for general guidance only. The floor plan is a guide only and does not constitute an offer of any property. Measurements are approximate and should not be used for any purpose other than for general guidance only. Measurements are taken from the centre of the walls.

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| 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.



13 Duke Street, Darlington, County Durham, DL3 7RX  
Tel: 01325 488433  
Email: sales@anncordey.com  
www.anncordey.com



