



Ann Cordey
ESTATE AGENTS

15 Kingfisher Way, Darlington, DL1 1FS
Offers In The Region Of £230,000



15 Kingfisher Way, Darlington, DL1 1FS

Owned from new by the current vendor, and having been upgraded from the original specification to allow for a stylish and much improved FOUR BEDROOMED family home.

Situated within a convenient area, having access to local schools, a host of shops and amenities and being ideally placed for the train station and transport links to the A1M and A66.

The property is immaculately presented and has been tastefully decorated throughout, occupying a generous corner plot with landscaped gardens, driveway and GARAGE. The property has CCTV camera installed and intruder alarm.

TENURE: FREEHOLD
COUNCIL TAX D

Great attention to detail has been paid which is evident with the extra fixtures and fittings and attractive decor. Warmed by gas central heating, being fully double glazed and enjoying the remaining five years of the NHBC guarantee. The property is in ready to move into order, and is sure to have great appeal in today's market.

A brief summary of the accommodation is as follows: Entrance hallway with staircase to the first floor, good sized lounge leading through to the kitchen/diner which has been upgraded with SMEG appliances and has french doors to the rear. A handy utility area and convenient ground floor cloaks/wc are a must in any family home.

To the first floor, there are FOUR well proportioned bedrooms, the master enjoying en-suite facilities and fitted mirrored wardrobes. In addition there is a family bathroom/wc finished in tasteful modern ceramics.

Externally the gardens wrap around from the front, to side and rear. With an attractive front garden adding instant kerb appeal, with spotlights added to the soffits at the front of the property. The driveway has had three vehicles parked at one time, and this sits just in front of the single, integral garage (which measures 5.19m x 2.58m) and has an up and over door, light and power.

The rear garden has been landscaped and designed for ease of maintenance with patio seating area and a designated area with wiring for a hot tub or feed/power to an area that would accommodate a shed. There is also a further electric point and handy outside water tap. A single gate to the side of the property leads out to the side. The lawn is astroturf for hassle free gardening and instant enjoyment of the area.

ENTRANCE HALLWAY

A smart composite entrance door opens into the hallway and you are met with an attractive vinyl floor. With the staircase immediately to the first floor and access to the lounge.

LOUNGE

14'3" x 10'5" (4.35 x 3.20)

A well proportioned reception area, having a UPVC window to the front aspect. Being tastefully decorated and leading through to the kitchen & dining area.

KITCHEN & DINING

17'5" x 10'3" (5.31 x 3.14)

The spacious area easily accommodates a large family dining table, and is flooded with light from the french doors and window looking out to the rear. The kitchen area is fitted with an ample range of dark grey gloss cabinets which are complimented by matching wood wash effect work surfaces and stainless steel sink unit.

The integrated appliances include a dishwasher, fridge/freezer, and the following have been upgraded from the original standard and include a SMEG oven, SMEG hob and SMEG microwave.

Tiled surrounds and an attractive vinyl floor finish the room and there is a handy understairs storage cupboard and access to the utility area and WC.

UTILITY

6'5" x 5'2" (1.98 x 1.58)

With a fitted worksurface and stainless steel sink unit. The room has a door leading to the rear garden and plumbing for an automatic washing machine and space for a tumble dryer.

CLOAKS/WC

Having a white suite to include WC and ceramic hand basin.

FIRST FLOOR

LANDING

Leading to all four bedrooms and the family bathroom/wc. There is also access to the attic area which is insulated. The landing also has a built in cupboard which houses the cylinder tank.

BEDROOM ONE

10'7" x 9'11" (3.24 x 3.04)

A generous double bedroom having a walk in wardrobe with mirrored doors and also enjoying ensuite facilities. There is fittings in place for a wall mounted TV and the room has a UPVC window to the front aspect. Tastefully decorated, in keeping with the rest of the home.



ENSUITE

Having a shower cubicle with a mains fed shower, WC and pedestal hand basin. There is a UPVC window to the side and the vendor upgraded the ceramic tiles.

BEDROOM TWO

12'5" x 8'6" (3.80 x 2.60)

A further good sized double bedroom, also having a UPVC window to the front aspect.

BEDROOM THREE

10'7" x 7'8" (3.25 x 2.36)

Bedroom three is also well proportioned and has a UPVC window to the rear aspect and currently used as a dressing room.

BEDROOM FOUR

11'5" x 6'2" (3.49 x 1.89)

Also having a UPVC window to the rear aspect., spacious, and used presently as a home office.

BATHROOM/WC

Fitted with a white, comprising of a panelled bath, pedestal hand basin and WC. Again having upgraded quality ceramics. The room also has an extractor fan and a UPVC window to the rear aspect.

EXTERNALLY

The property occupies a generous plot, with gardens to the front, side and rear. The driveway has had three vehicles parked at one time, and sits just in front of the integral garage (which measures 5.19x2.58) and has an up and over door, light and power.

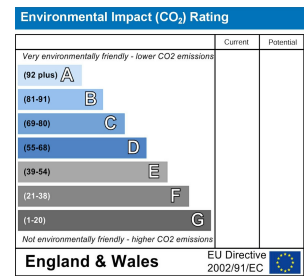
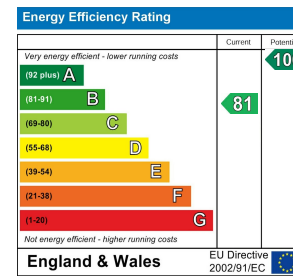
The lawn at the front and side is enclosed by established hedging and makes for a very attractive frontage, with spotlights added to the soffits at the front of the property.

The gardens to the rear have been landscaped and attract a great deal of the sunshine, A great social space with patio seating areas and hot tub area. The vendor has added convenient electric points and supply for a shed. The lawned area is a easy maintained astro turf, which s edged by borders.

In addition there is a water tap and access to the front of the property is via a single gate to the side.



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