Ann Cordey
ESTATE AGENTS

8 St. Andrews Close, Darlington, DL1 2EB

Offers In Excess Of £700,000

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Individually designed and built by the current vendor and having been a much loved family home for a number of years, we now offer for sale a generous, FOUR/FIVE bedroomed executive home. Situated in mature gardens and occupying a pleasant and private spot at the end of a cul-de-sac.

The location within Haughton Village offers the very best of both worlds, having a countryside feel with woodland views and riverside walks, whilst enjoying the convenience of having local shops and schools close at hand along with excellent transport links to the A66, A1M and Darlington's town centre.

Warmed by Gas Central Heating, the extremely spacious accommodation briefly comprises: Grand and welcoming Reception Hallway with spindle balustrade staircase and galleried leading to the first floor, Cloaks/wc, pleasant Sitting Room with outlook to the front and a splendid Drawing Room with french doors opening to the delightful rear gardens, Snooker Room, Kitchen/Breakfast Room fitted with an extensive range of units boasting granite work preparation surfaces and a host of appliances, Dining Room with french doors opening to the rear gardens, further Kitchen again, fitted with an excellent range of units and a host of integrated appliances.

To the first floor there is a galleried Landing, Five excellent sized Bedrooms, the main of which has a range of built-in bedroom furniture and boasts its own splendid En-Suite Bathroom/wc, and the family Bathroom/we is fitted with a white suite and separate shower cubicle.

Externally, the gardens to the front are enclosed by a wall with wrought iron railings and the block paved driveway, allowing parking for several cars, leads to the detached double garage with adjacent utility room with fitted cabinets and worksurfaces. The gardens to the rear are particularly private with an extensive lawned area with established borders and patio seating areas. The property is elevated well above river level and has a brick built wall to the rear.

TENURE: Freehold
COUNCIL TAX: G

RECEPTION HALLWAY
The feeling of space is evident upon entering the welcoming reception hallway with fine spindle balustrade staircase with Newel posts leading to the first floor, two wall light points and cornice with two ornate ceiling roses.

CLOAKS/WC
Fully tiled and fitted with w/c and wash handbasin.

LOUNGE
24'9 x 15'07 (7.54m x 4.75m)
Pleasant room featuring an attractive fire surround with marble hearth and inset, Valor coal effect gas fire, two decorative arched display niche, telephone point, dentil cornice with ornate ceiling rose. The room has a window to the front aspect.

SITTING ROOM
15'11 x 15'01 (4.85m x 4.60m)
Splendid room featuring an attractive fire surround with marble hearth and Baxi coal effect gas fire, two recessed display niche with lighting and marble sills, TV aerial point, two wall light points, dentil cornice with two ornate ceiling roses, glazed double doors opening to the hall and french doors providing good natural light opening to the rear gardens.

SNOOKER ROOM
25'02 x 15'10 (7.67m x 4.83m)
Excellent spacious room with outlook to the front and side aspects, ornate cornice ceiling, telephone point and wall light points.

KITCHEN/BREAKFAST ROOM
15'9 x 14'5 (4.80m x 4.39m)
Pleasant views over the rear gardens, fitted with an extensive range of quality wall, floor and drawer units, under lighting to the wall units, glass fronted display cupboards, tiled splashbacks, granite work preparation surfaces and breakfast bar, sink with swan neck mixer tap, Bosch four ring ceramic hob with filter hood, Bosch eye-level double oven, Artic fridge/freezer, spotlights to the ceiling, decorative cornice, tiled walls and partially tiled floor, steps down to the:

DINING ROOM
14'5 x 14'4 (4.39m x 4.37m)
Bow window with inset leather window seat, wall light point, picture light point, egg and dart detail cornice with ornate ceiling rose and french doors opening to the rear gardens.

UTILITY AREA
11'04 x 7'10 (3.45m x 2.39m)
Fitted with an excellent range of wall, floor and drawer units, glass fronted display cupboards, granite work preparation surfaces, sink with mixer tap, Bosch four ring ceramic hob with double oven below, filter hood, Bosch dishwasher and built-in fridge, tiled walls and floor, spotlights, decorative cornice and french doors opening to the side garden.

LANDING
Spacious galleried landing having large windows overlooking the front aspect, ceiling lights, ornate decorative cornice and two wall light points. There is a very convenient walk in linen cupboard providing storage.

BEDROOM ONE
16'7 x 15'02 (5.05m x 4.62m)
The principal bedroom of the home is of a good size room with window to the rear aspect, fitted with an extensive range of quality built-in bedroom furniture, comprising built-in wardrobes with matching drawers, two further built-in double wardrobes with centre dressing table and cupboards with drawers below, ornate ceiling rose with cornice.

ENSUITE
Fully tiled and fitted with a cream suite, comprising corner bath, wash handbasin, w/c and separate shower cubicle.

BEDROOM TWO
15'6 x 14'11 (4.72m x 4.55m)
A generous double bedroom with window to the front aspect, immaculate decor with deep moulded skirtings, two wall light points and door opening to the:

ENSUITE
Fully tiled and fitted with w/c and handbasin.

BEDROOM THREE
16'11 x 13'8 (5.16m x 4.17m)
Window to the rear aspect enjoying pleasant views over the garden and woodland, tastefully decorated with two wall light points.

BEDROOM FOUR
14'5 x 14'8 (4.39m x 4.47m)
Window to the rear aspect providing an abundance of natural light, pleasant decor with moulded woodwork and two wall light points.

BEDROOM FIVE/GYM
24'10 x 15'10 (7.57m x 4.83m)
Offering a variety of uses, although presently used as a gym with coursed timber floor, windows to the front and side aspect providing pleasant views over the gardens and good natural light, well presented with moulded woodwork, two ceiling mounted lights and separate tiled shower cubicle.

BATHROOM/WC
Upgraded and fitted with a modern white suite, comprising of a double ended bath with mixer tap, wall hung handbasin, w/c, and separate shower cubicle with mains fed shower. The room is fully tiled with Grey ceramics.

EXTERNALLY
The gardens to the front aspect are enclosed by a feature brick wall with decorative wrought iron railings having ornate remote controlled double gates opening to the block paved driveway with excellent parking area, detached double garage, approximately 19'3" x 17', with up and over door, light and power. There is an adjacent Utility Room, approximately 13'3" x 6'3", fitted with a range of wall, floor and drawer units, work preparation surfaces, one and a half bowl sink with mixer tap, plumbing for an automatic washing machine, space for dryer, gas central heating boiler, Firenzi eye-level double oven, four ring ceramic hob with extractor hood, stable door, Tool Shed and tap. The extensive private gardens are landscaped to a semi-formal design and mainly laid to lawn with mature established borders, and pathway around the property opens to the patio on the South side with brick built barbecue and covered walkway.

The gardens are well established with mature plants, shrubs and trees. The garden is enclosed by a mixture of hedging, fencing and a brick built wall. The property benefits of views across the river and woodland to the rear.

Total floor area 319.8 sq.m. (3,442 sq.ft.) approx

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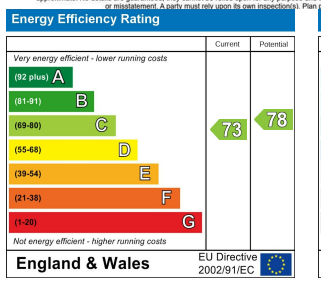

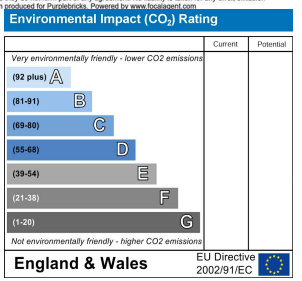

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