Ann Cordey
ESTATE AGENTS

5 Ivywood Court, Darlington, DL3 0LN
Offers In The Region Of £190,000

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Occupying a large plot within a cul-de-sac location we offer for sale an extended FOUR BEDROOMED semi-detached residence offering generous family accommodation. The double storey extension to the rear of the property has enhanced the accommodation to both the ground floor and first floor.

The ground floor has the kitchen to the front aspect and a sizeable lounge which leads through to the garden room with French door opening onto the patio seating area and the garden beyond. To the first floor there are four bedrooms, three double rooms and a good sized single room which are all serviced by a modern showeroom/WC.

The property occupies a large plot with a sizeable patio to the side and detached brick brick garage within the garden. The lawns have artificial grass for ease of maintenance and edge the borders which have established trees and shrubs. There is also a raised seating area with balustrade and again artificial lawn. A personnel door from the garden leads to the garage (which measures 6.65m x 3.43m) and has an up and over door, light and power. The front of the property is entirely block paved allowing for off street parking.

The local is quite discreet, tucked away in a small cul-de-sac whilst having the convenience of regular bus services and excellent transport links on hand. You can walk to the town centre or the local shops at Cockerton Village and there are supermarkets and the Marks & Spencer food hall close by at West Park.

The property is warmed by gas central heating and is double glazed.

TENURE: Freehold
COUNCIL TAX: B

RECEPTION HALLWAY
A UPVC door opens into the receptiuon hallway which has the staircase to the first floor and accesses the kitchen and the lounge.

KITCHEN
8'9" x 7'10" (2.67 x 2.39)
Fitted with an ample range of cream cabinets complemented by the constrasting black work surfaces with stainless steel sink unit. The free standing cooker is included in the sale and there is plumbing for an automatic washing machine.

LOUNGE
17'0" x 14'10" (5.20 x 4.53)
A sizeable reception room with a upvc window to the side aspect, useful under stairs storage cupboard and a feature fireplace as a focal point. The room leads through to the garden room.

GARDEN ROOM
14'2" x 8'2" (4.33 x 2.49)
Ideal space for a family dining table and or soft seating with windows to the rear and French doors to the side.

FIRST FLOOR

LANDING
The landing leads to all four bedrooms and to the shower room/WC. There are also built in wardrobes offering useful storage.

BEDROOM ONE
14'4" x 11'8" (4.37 x 3.57)
A double bedroom to the front aspect.

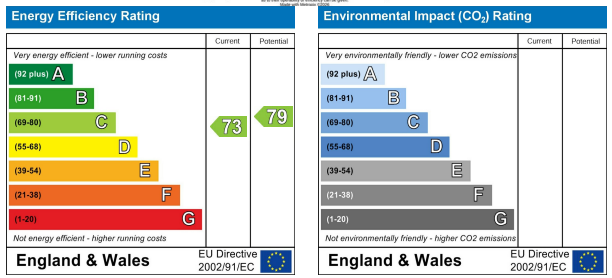
BEDROOM TWO
12'9" x 6'9" (3.89 x 2.06)
A second double bedroom this time to the rear aspect.

BEDROOM THREE
8'3" x 6'9" (2.52 x 2.06)
The third double room is also to the rear aspect

BEDROOM FOUR
8'1" x 6'6" (2.48 x 2.00)
A good sized single room with a velux window.

SHOWER ROOM/WC
With a corner shower cubicle, WC and handbasin within vanity storage unit. The room is tiled for ease of maintenance.

EXTERNALLY
The property occupies a large plot with a sizeable patio to the side and detached brick brick garage within the garden. The lawns have artificial grass for ease of maintenance and edge the borders which have established trees and shrubs. There is also a raised seating area with balustrade and again artificial lawn. A personnel door from the garden leads to the garage (which measures 6.65m x 3.43m) and has an up and over door, light and power. The front of the property is entirely block paved allowing for off street parking.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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