



Ann Cordey
ESTATE AGENTS

96 Blackwell Lane, Darlington, DL3 8QG
Offers In The Region Of £375,000



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Situated in one of Darlington's sought after locations and occupying an enviable position overlooking parkland to the front. We offer for sale a most appealing traditional THREE DOUBLE BEDROOMED semi-detached residence. The property itself offers spacious family accommodation and is within a larger than average plot which allows for further building development (subject to relevant planning being approved).

Internally you will find quality finishes and beautiful decor throughout the home. Real attention to detail has been paid and thoughtful planning has showcased the best of the property size and features.

Ideally placed for access to the town centre and transport links to the A1M and A66 towards Teesside, close to well regarded schools of the area, parkland, countryside and river walks are close by and a local shop is within walking distance.

The accommodation briefly comprises of Reception hallway with return staircase to the first floor. A sizeable and welcoming lounge with bespoke media wall and bookcases to the alcoves. There is a separate dining room/sitting room which leads into a conservatory which has a solid roof. The kitchen has been upgraded with a quality range of cabinets which are complemented by a stunning Norwegian Stone worksurface and integrated appliances. To the first floor there are three double bedrooms. The master bedroom is a generous double room with fitted wardrobes and enjoying views of the tree tops to the front aspect. Bedroom two is also a good sized double bedroom this time overlooking the rear aspect and enjoying en-suite facilities. The third double bedroom is a currently used as a dressing room. The family bathroom/WC has also been upgraded and offers a luxurious bathing experience with stand alone statement bath. There is a separate shower cubicle with mains fed shower and the vanity unit provides useful storage with a mounted ceramic handbasin there is also a low level/WC and underfloor heating.

Externally the property occupies a very generous double plot and the current owner has had previous planning approved for a double storey extension (which has since lapsed) The front garden is enclosed by a small Yorkshire stone wall and fencing, mainly laid to lawn with a landscaped rockery adding interest and having a block paved driveway for two vehicles which sits just in front of a single brick built garage which has been adapted by the current owner as a utility room. The rear garden has been landscaped to offer various areas of interest and an easy maintained space. There are mature plants, trees and shrubs to offer colour and variety throughout the seasons and several patio seating areas. The timber summerhouse is also included and is a lovely spot in which to enjoy the garden whatever the weather.

Warmed by gas central heating with double glazing and a full alarm system.

TENURE: Freehold

COUNCIL TAX: D

RECEPTION HALLWAY

A storm porch shelters the front entrance from the elements as you access the property through a smart composite entrance door. The reception hallway is welcoming with a practical tiled floor (which covers and protects the original parquet floor) the feature glass and oak balustrade staircase leads to the first floor. Bespoke illuminated cabinets are built into the understairs recess and provide ample storage. The hallway leads to the lounge, dining room and kitchen.

LOUNGE

13'11" x 12'8" (4.26 x 3.87)

A welcoming reception room which is tastefully decorated and overlooks parkland to the front aspect through the walk in bay window. A media wall is the focal point of the room with remote control living flame gas fire and again, bespoke cabinetry to each alcove. A further feature of the room is the beautiful and original parquet flooring which has been lovingly maintained.

DINING ROOM

14'3" x 11'6" (4.35 x 3.53)

A second reception room, the dining room is of a good sized and has a single doubled glazed door through to the conservatory. Spacious enough for dining and soft seating, there is a feature fireplace with gas fire as a focal point and the parquet flooring is a beautiful feature of this room.

CONSERVATORY

11'10" x 10'0" (3.62 x 3.07)

UPVC framed, the current vendor adding a solid roof to the conservatory which has a tiled floor and a door leading out to the rear garden. It enhances the ground floor accommodation further and is a nice spot to enjoy views of the garden.



KITCHEN
10'8" x 9'7" (3.27 x 2.94)

Upgraded and well planned with an ample range of quality bespoke painted wall, floor and drawer cabinets. Complemented superbly by stunning Norwegian stone worksurfaces with undermount sink. The integrated appliances include an electric oven and gas hob, microwave, dishwasher and fridge and freezer. There is also a small breakfast bar for informal dining and large pantry style storage cabinets. The room has been finished with tiled floor with underfloor heating, down lighting to the wall cabinets and ambient lighting to the plinths. Dual aspect with windows to the side and rear and a door opening to the side with ease of access to the garden and the garage.

FIRST FLOOR

LANDING

The landing leads to all three bedrooms and to the bathroom/WC. There is a window to the side aspect and access to the attic.

BEDROOM ONE
12'8" x 11'6" (3.87 x 3.53)

A generous master bedroom overlooking the tree tops and parkland to the front and also having a full wall of fitted wardrobes.

BEDROOM TWO
14'0" x 9'3" (4.28 x 2.83)

A second double bedroom this time overlooking the rear aspect and having the benefit of en-suite shower facilities and a built in double wardrobe.

ENSUITE
An ingenious addition to the room and home, the ensuite facilities have been incorporated into the room well without impacting on space. With low level WC, hand basin and single shower cubicle with electric shower.

BEDROOM THREE
9'5" x 9'1" (2.89 x 2.78)
A third double bedroom with a window to the rear aspect and currently utilised as a dressing room.

BATHROOM/WC
A statement bathroom with a stand alone bath at it's heart. There is a large shower cubicle with mainsfed shower. The vanity unit provides useful storage with the ceramic handbasin positioned on the top there is also a low level WC. The room has been finished with ceramic tiling and overlooks the front aspect.

EXTERNALLY
The property sits in a larger than average plot and affords the opportunity for further development (subject to relevant planning approval being granted). The front garden is enclosed and by a Yorkshire stone brick wall and has a landscaped rockery, mainly laid to lawn with a paved driveway and single garage. The garage is used as a useful utility area with fitted base units, work surfaces with stainless steel sink unit, plumbing for an automatic washing machine lights and power. The garage has a roller door and wooden personnel door to the rear garden. There is a single gate from the driveway which has access to the rear garden which is a generous and private space. It has been landscaped and designed for ease of maintenance with two raised decked seating areas. There is a unique blue marble paving and blue limestone patios and a bespoke pergola with perspex roof and side panels and lighting. There is a timber summerhouse in which to enjoy the garden whatever the weather and a useful timber storage shed which is attached to the garage.. The borders are well stocked with mature plants, trees and shrubs adding colour and interest throughout the seasons. The ambient lighting within the garden is mains powered and can be controlled remotely via an app on your phone.

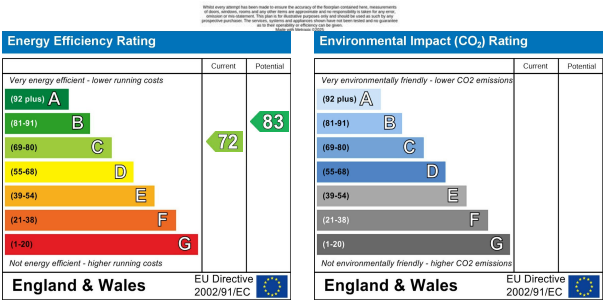
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GROUND FLOOR

1ST FLOOR



Ann Cordey
ESTATE AGENTS

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



