



**\*\* SIZEABLE FOUR BEDROOM THREE RECEPTION \*\* \*\* SOUGHT AFTER WEST END LOCATION \*\*  
\*\* IDEAL FAMILY PURCHASE \*\* \*\* PRIVATE REAR GARDEN \*\***

We anticipate demand to be high and have pleasure in marketing this truly impressive family home located in the highly sought after West End of Darlington which falls within the catchment of excellent schooling.

A shared driveway via electric gated access gives excellent kerb appeal with a sweeping driveway to the DOUBLE GARAGE which has an electric roller door. The rear garden has a favourable Westerly aspect thus gaining the afternoon and evening sun which has a sense of privacy and a gentle ambience which is so often sought but, not often found.

The home has been significantly improved by the present owners with little regard for cost with both the kitchen and bathroom facilities having been replaced to an extremely high standard. The glazing and roof has been replaced to the conservatory which is a fabulous place to relax and unwind.

This really is a joy with well proportioned, flexible versatile rooms perfect for the coming and goings of an active family life which will certainly appeal to a variety of buyers.

**Boundary View, Darlington, DL3 9BQ  
4 Bed - House - Detached  
Offers In The Region Of £350,000**

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GROUND FLOOR

A light and airy hallway giving an excellent first impression with cloaks cupboard, under stairs cupboard and open spindle balustrade leading to the first floor. There is a ground floor w.c. which has been refurbished, sizeable family room with three windows allowing natural light, inset lighting and a vertical radiator. What was originally the garage has been thoughtfully converted to an excellent reception room. The beautifully appointed open plan kitchen/diner has also been refurbished in recent years providing an excellent range of wall and base units with marble effect work surfaces incorporating a sink unit with mixer tap, large integrated fridge freezer and dishwasher, electric ceramic hob, cooker hood, electric oven and Karndean flooring. The dining area has a sliding patio door to the rear garden. Off the kitchen is a useful utility room housing the wall mounted Worcester combi boiler, laminate work surfaces and plumbing for an automatic washing machine. From the utility leads to a rear lobby with tiled flooring, door to a useful store room and access to the garage which means it is possible to reach cars under cover, a feature not to be underestimated during those colder months.

FIRST FLOOR

A landing with open spindle balustrade leading to the second floor. On first floor is the principal reception room which is ideal for entertaining which runs through to the conservatory with attractive wall lights and is fully double glazed. There is the master bedroom on this floor with a refitted en-suite bathroom/w.c. with a stunning white suite comprising of panelled bath with overhead shower, vanity wash hand basin, w.c. and chrome towel radiator.

SECOND FLOOR

A landing with a built in wardrobe and hatch allowing loft access and three further bedrooms and a quality installed shower room with shower cubicle, vanity wash hand basin, w.c. and chrome towel radiator.

EXTERNALLY

There is a generous block paved driveway to the front allowing parking for multiple vehicles leading to the double garage with electric roller door, lighting and power. Pedestrian side access leading to the rear garden which has been extremely well cared for and maintained which is laid to lawn, mature flowering borders and a paved patio area, perfect for al-fresco dining. There is also an outside water tap

ENTRANCE HALL

GROUND FLOOR CLOAKS/W.C.

FAMILY ROOM

15'8 x 16'7 (4.78m x 5.05m)

KITCHEN/DINER

12'2 x 10'5 (3.71m x 3.18m)

Plus 7'9x6'3

DINING AREA

9'2 x 12' (2.79m x 3.66m)

UTILITY

7' x 5'3 (2.13m x 1.60m)

REAR LOBBY

STORE ROOM

9' x 8'6 (2.74m x 2.59m)

FIRST FLOOR

LOUNGE

16'4 x 16'9 (4.98m x 5.11m)

CONSERVATORY

9'8 x 12'5 (2.95m x 3.78m)

BEDROOM

12'2 x 12'1 (3.71m x 3.68m)

max 159

EN-SUITE BATHROOM

SECOND FLOOR

BEDROOM

16'8 x 9'8 (5.08m x 2.95m)

BEDROOM

11'2 x 8'5 (3.40m x 2.57m)

BEDROOM

13'6 x 6'3 (4.11m x 1.91m)

FAMILY SHOWER ROOM/W.C.

FRONT EXTERNAL

REAR GARDEN

DOUBLE GARAGE

20'11x17'7 (6.38mx5.36m)



Every care has been taken with the preparation of these particular, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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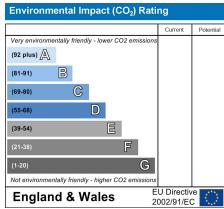
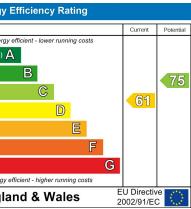
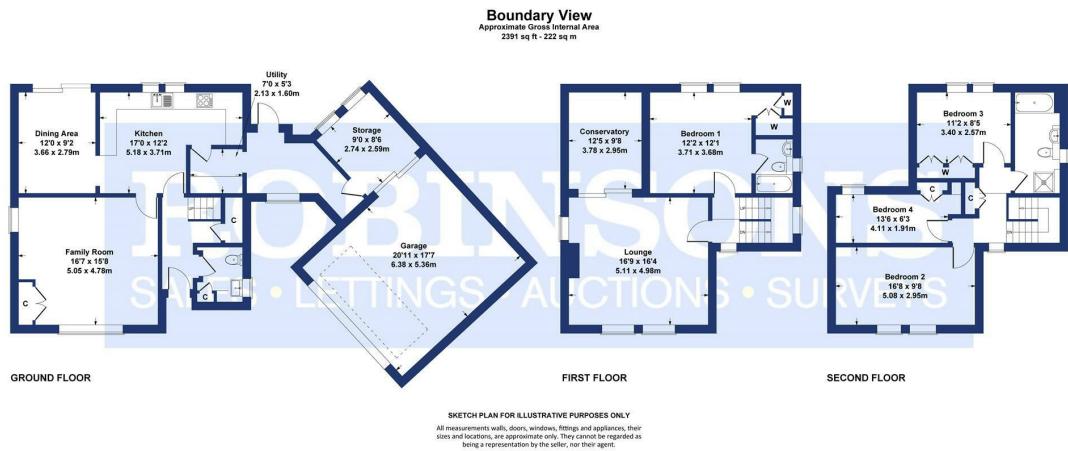
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