



**\*\* 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 under estimated 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)



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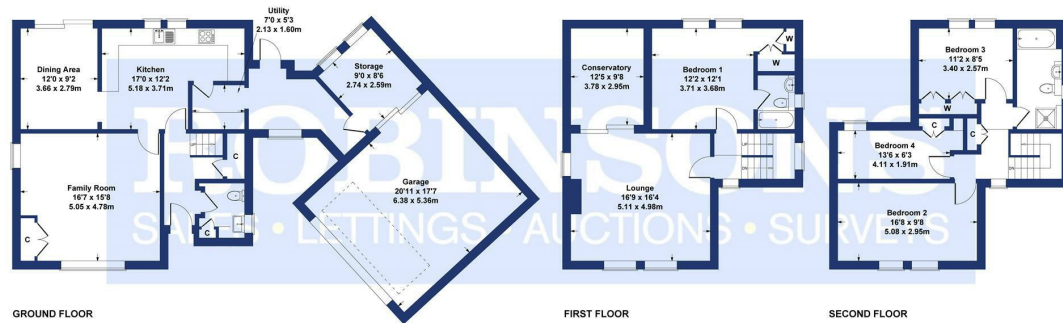
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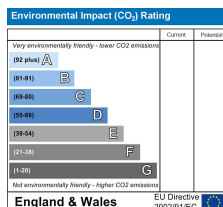
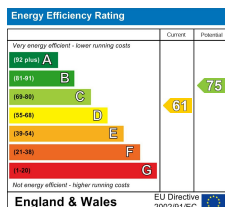
Strategic Marketing Plan

Dedicated Property Manager

**Boundary View**  
Approximate Gross Internal Area  
2391 sq ft - 222 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
Produced by Potterplans Ltd. 2021



## DURHAM SALES & LETTINGS OFFICE

DURHAM CITY  
1 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH  
T: 0191 387 3000  
E: info@robinsonscs.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE  
T: 01388 420444  
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## DARLINGTON

7 Duke Street  
DL3 7RX  
T: 01325 484440  
E: info@robinsonsdarlington.co.uk

## MIDDLESBROUGH

26 Stokesley Road  
TS7 8DX  
T: 01642 313666  
E: info@robinsonsmiddlesbrough.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH  
T: 01388 458111  
E: info@robinsonsbishop.co.uk

## STOCKTON

21 Bishop Street  
TS18 1SY  
T: 01642 607555  
E: info@robinsonstockton.co.uk

## REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY  
19A Old Elvet  
DH1 3HL

T: 0191 383 0777  
E: info@robinsonsdurham.co.uk

## CROOK

Royal Corner  
DL15 9UA  
T: 01388 763477  
E: info@robinsonscrook.co.uk

## SEDFIELD

3 High Street  
TS21 2AU  
T: 01740 621777  
E: info@robinsonssedfield.co.uk

## HARTLEPOOL

106 York Road  
TS26 9DE  
T: 01429 891100  
E: info@robinsonshartlepool.co.uk

## INGLEBY BARWICK

Barwick Lodge  
TS17 0RH  
T: 01642 762944  
E: info@robinsonsbarnwick.co.uk

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