



**** PRIME WEST END LOCATION ** ** EXTENDED FAMILY HOME ****
**** GENEROUS CORNER PLOT ** ** QUALITY FIXTURES AND FITTINGS THROUGHOUT ****

It is our pleasure to market this truly impressive four bedroom semi detached property located in the prestigious West End of Darlington where properties are considered in high demand and we anticipate this to be no exception. Early viewings are highly recommended at your earliest convenience to appreciate the home both inside and out.

The property lies within walking distance of reputable schools for all age groups including Abbey Infants and Juniors, Carmel RC and Darlington Sixth Form College.

The home has been significantly, yet sympathetically improved by the present owners retaining fabulous period features, fully re-wired and re-plastered throughout. The amazing character of the property comes through in every room.

The house itself has wonderful presence commanding a corner site with beautifully tended gardens to the front, side and rear, secure parking can be found to the front whilst to the rear there is a second driveway, ideal for a caravan or motor home.

Flora Avenue, Darlington, DL3 8PF
4 Bed - House - Semi-Detached
Offers Over £325,000

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GROUND FLOOR

Light and airy hallway giving a fabulous first impression with engineered Oak wood flooring, ground floor cloaks/w.c. with white suite. An excellent sized principal reception room overlooking the front with three windows, one of which a bay flooding the room with natural light, ceiling beams and feature fireplace with marble inset and hearth. There is a sizeable second reception room, perfect to entertain family and friends and a beautifully appointed kitchen/breakfast room which is perfect for the coming and goings of an active family life with a modern range of units, work surface incorporating a stainless steel sink unit with mixer tap, gas hob, chrome chimney style cooker hood, electric oven and plumbing for an automatic washing machine, space for a fridge/freezer and a cupboard housing the Baxi combi boiler. Off the second reception room there is a useful utility room or small ground floor office.

FIRST FLOOR

A landing with hatch allowing loft access and small shower room which has a shower cubicle only. Four well dressed bedrooms all in excellent decorative order, the master of particular interest is a light filled room. To complete the first floor accommodation is a luxurious family bathroom also having been refurbished with a panelled bath, overhead shower, wash hand basin and w.c.

EXTERNALLY

A lovely generous corner plot with beautifully maintained garden. The front considered relatively low maintenance and a manageable lawned garden to the side. The well presented rear garden with a favourable Westerly aspect thus gaining the majority of the afternoon/evening sun, perfect for al-fresco dining. The generous driveway allows further off street secure parking which leads to a larger than average garden shed/workshop.

ENTRANCE HALLWAY

GROUND FLOOR W.C.

LOUNGE

20'x15' (6.10mx4.57m)

KITCHEN/BREAKFAST ROOM

12'x12' (3.66mx3.66m)

SECOND RECEPTION ROOM

18'5x11'5 (5.61mx3.48m)

UTILITY ROOM

7'x6' (2.13mx1.83m)

FIRST FLOOR LANDING

BEDROOM

15'9x14'6 (4.80mx4.42m)

BEDROOM

12'x12' (3.66mx3.66m)

BEDROOM

11'5x9' (3.48mx2.74m)

BEDROOM

8'6x7'2 (2.59mx2.18m)

FAMILY BATHROOM

SHOWER ROOM

FRONT EXTERNAL

REAR GARDEN



Every care has been taken with the preparation of these particulars, 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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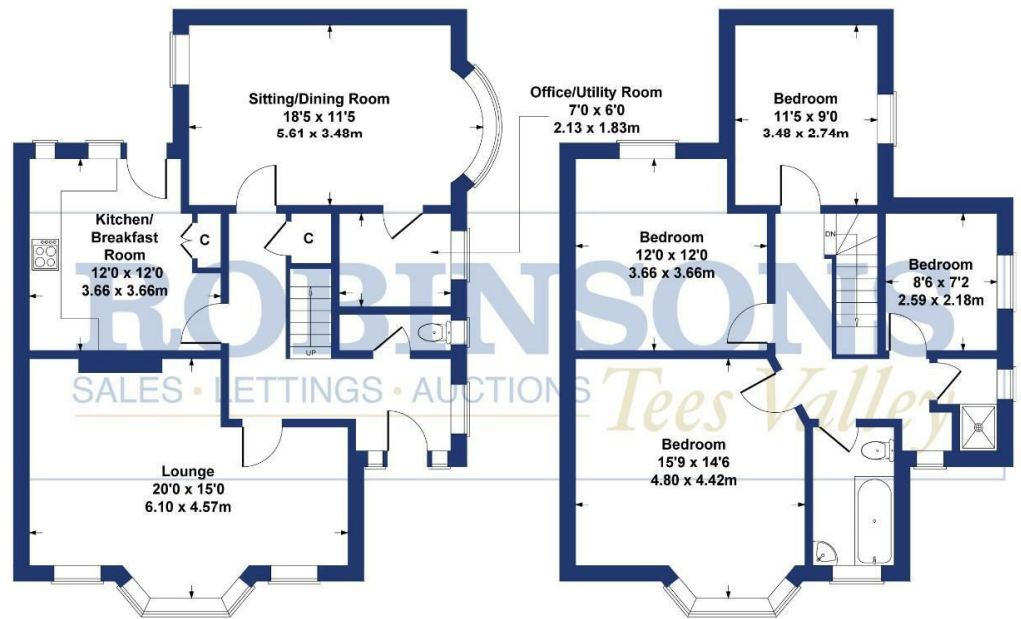
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Flora Avenue

Approximate Gross Internal Area
1477 sq ft - 137 sq m



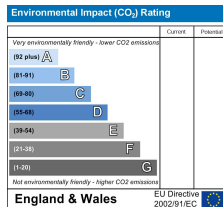
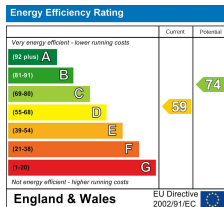
GROUND FLOOR

FIRST FLOOR

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. 2022



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