



**** VIRTUAL TOUR AVAILABLE ****

**** TRULY IMPRESSIVE DETACHED HOME *** SUMPTUOUS INTERIOR DESIGN ****

**** GROUND FLOOR EXTENSION ** ** PICTURESQUE VILLAGE ** ** QUIET CUL DE SAC LOCATION ****

We have absolute pleasure in marketing this stunning four-bedroom dormer style property which, in our opinion will suit the needs of a variety of buyers such as a growing family but, also as a spacious retirement home having two bedrooms to the ground floor. The home has been significantly improved by the present owners with a great deal of care but, with little regard for cost resulting in a luxurious property both inside and out. The main roof has just been replaced (2023), a substantial driveway re-surfaced and a contemporary kitchen and bathroom fitted to a high standard. The main living area runs nicely to a large kitchen diner perfect to maximise on family time, considered the heart of many homes. A beautifully appointed bathroom with four piece suite and two well-dressed bedrooms can be found to the ground floor, one currently used as a dressing room and two good size bedrooms to the first floor. The significant improvements continue outside with a sweeping driveway giving a fabulous first impression, allowing generous parking for multiple vehicle and a motorhome/caravan.

The rear garden has been well tended and cared for providing a lovely place to relax and unwind during those warmer months.

Please Note: Council tax band D. Freehold basis. EPC Band C

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Ashville Drive, Darlington, DL2 2JL

4 Bed - House - Detached

Offers In The Region Of £350,000

EPC Rating: C

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Ashville Drive, Darlington, DL2 2JL



Ashville Drive is a peaceful cul-de-sac in this most desirable village. It lies within walking distance of the well regarded Hurworth Primary and Secondary Schools. The award winning Rockcliffe Hall Hotel Spa & Golf Course is on your doorstep, as are country walks around scenic beauty. Darlington town centre is only a short drive away, as is Teesside International Airport, and links to the A1(M) and A66.

GROUND FLOOR

A welcoming entrance hallway with open spindle balustrade leading to the first floor. The lounge/diner is a generous open plan reception area perfect for modern day living. There is ample space for both seating and dining with an original ceramic tiled feature fireplace and lovely bay window. The immense open plan continues into the fabulous kitchen breakfast room extension which also allows for seating. The kitchen enjoys modern wall and base units with a dark Charcoal tone perfectly complimented with a marble effect worktop incorporating a ceramic sink unit. Integrated appliances comprise of an electric ceramic hob with overhead extractor, single oven and dishwasher. There is breakfast bar and French doors leading to garden, perfect for alfresco dining and a large lantern style skylight flooding the room with natural light. Two bedrooms to the ground floor, the master of particular interest, all having been tastefully decorated. The fourth bedroom currently used as a dressing room/walk in wardrobe. The contemporary bathroom is fitted with a four piece white suite to include a panelled bath, separate shower cubicle with a mains fed waterfall shower, basin with vanity unit and w.c.



FIRST FLOOR

Landing with a built in cupboard housing the central heating boiler. Two double bedrooms to this floor, complementing the two bedrooms to the ground floor.



EXTERNALLY

The imprinted concrete driveway is such a great first impression continuing to the right hand side of the property into the rear garden. It allows parking for several vehicles through double gates to provide further secure parking.

The rear garden is enclosed by fencing and is laid to lawn with established plants and shrubs. A patio area is positioned to catch the best of the Summer sunshine and there is a useful timber out building (measuring 3.8m x 3.8m) providing useful, secure storage.

ENTRANCE HALLWAY

LOUNGE

28'3"x11'11" (8.61mx3.63m)

KITCHEN/BREAKFAST ROOM

20'0" x 17'3" narrows to 10'0" (6.1m x 5.28m narrows to 3.05m)

BEDROOM

11'2"x10'9" (3.40mx3.28m)

BEDROOM/DRESSING ROOM

17'4"x11'9" (5.28mx3.58m)

BATHROOM/W.C.

FIRST FLOOR LANDING



Ashville Drive, Darlington, DL2 2JL

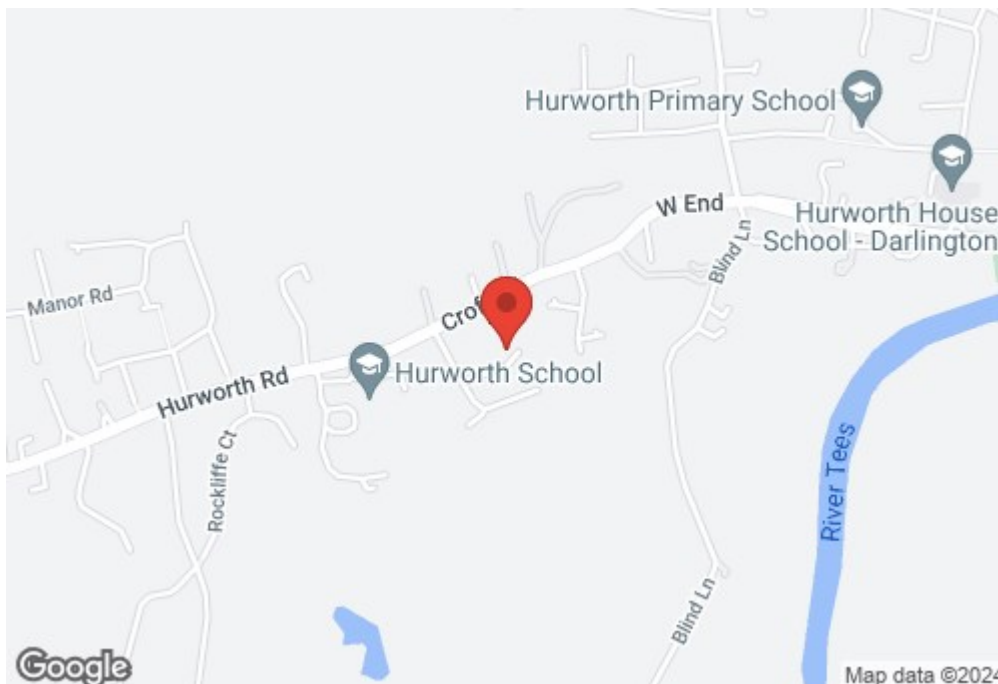


BEDROOM
12'3x11' (3.73mx3.35m)

BEDROOM
11'2x10'9 (3.40mx3.28m)

FRONT EXTERNAL

REAR GARDEN



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Ashville Drive

Approximate Gross Internal Area
1550 sq ft - 144 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. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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