



**\*\* WEST END LOCATION \*\* \* TRULY IMPRESSIVE FAMILY HOME \*\* \* NO ONWARD CHAIN \*\*  
**\*\* WALKING DISTANCE OF EXCELLENT SCHOOLING \*\* \* HIGH SPECIFICATION \*\*  
**\*\* LARGE PRIVATE REAR GARDEN \*\*******

We anticipate demand to be high for this superbly refurbished three bedroom semi detached property located on the sought after Mowden development in the prestigious West End of Darlington which falls within the catchment area of excellent schooling. Viewings come highly recommended to appreciate what this home has to offer both inside and out.

The impressive refurbishment enjoys luxury kitchen and bathroom facilities with an open plan kitchen/breakfast room, perfect to maximise on family time. The through lounge/diner is a light filled room overlooking the generous rear garden which is not directly overlooked thus giving a sense of privacy which is so often sought but, not often found. The contemporary kitchen is a 'must see' with stunning units and contrasting work surfaces, the quality is mirrored by the modern bathroom suite.

The home has undergone an extensive programme of redecoration including new flooring, quality Anglian external windows and doors have also been replaced in recent years, gas central heating via a Worcester combi boiler and the home is brought to the market with no onward chain.

#### GROUND FLOOR

An entrance lobby with stairs to the first floor, access to the through lounge/diner with windows to both the front and rear elevations with pleasant views over the gardens. A contemporary modern kitchen/breakfast room has been installed with little regard for cost which encompasses modern day living with impressive wall and base units, contrasting work surfaces incorporating a composite sink unit with mixer tap, split level cooking facilities comprising of electric ceramic hob, chrome chimney style cooker hood, electric oven and space for a table and chairs.

## Fulthorpe Avenue, Darlington, DL3 9XJ

### FIRST FLOOR

A light and airy landing opens to three bedrooms, two spacious doubles and a good sized single. To complete the first floor a quality modern bathroom suite has been installed with a P-shaped panelled bath with overhead shower and screen, wash hand basin set in vanity unit and w.c.

### EXTERNALLY

The home stands on an excellent plot with well tended gardens to the front and rear. The front is an open lawned garden with a block paved driveway allowing off street parking leading to a garage for further secure parking or storage with an up and over door, lighting and power. The large rear garden will certainly appeal to a number of buyers having a sense of privacy which is currently laid to lawn with gravelled borders and both a patio and decking areas, perfect for al-fresco dining during those warmer months.

### ENTRANCE HALL

### LOUNGE

13'2x15'5 (4.01mx4.70m)

### DINING AREA

7'7x8'1 (2.31mx2.46m)

### KITCHEN/BREAKFAST ROOM

17'x8' (5.18mx2.44m)

### FIRST FLOOR LANDING

### BEDROOM

9'9x12'3 (2.97mx3.73m)

### BEDROOM

9'9x11'3 (2.97mx3.43m)

### BEDROOM

6'5x8' (1.96mx2.44m)

### BATHROOM/W.C.

6'5x8'2 (1.96mx2.49m)

### FRONT EXTERNAL

### REAR GARDEN

### GARAGE

7'9x16'8 (2.36mx5.08m)

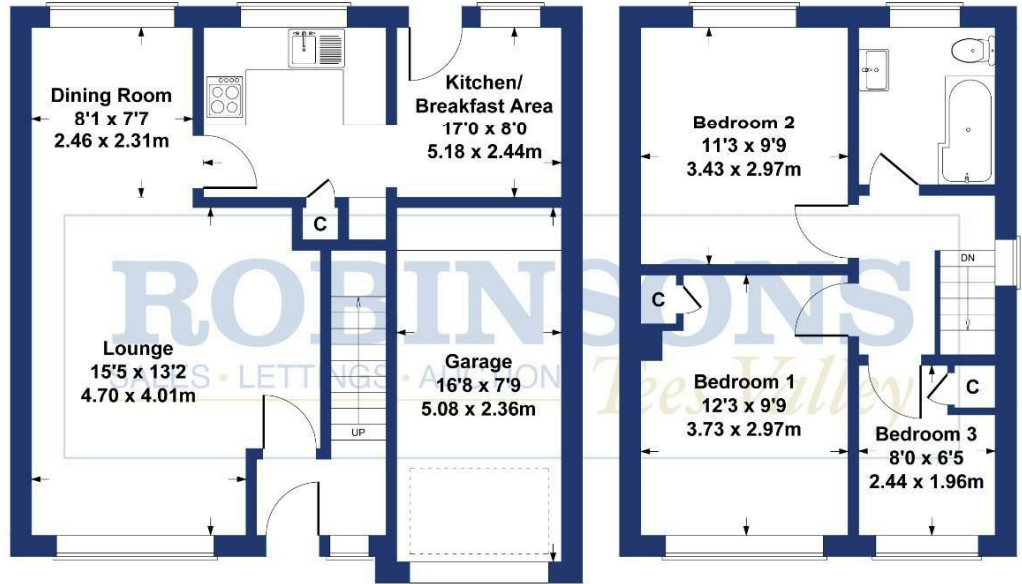


Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The 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.



# Fulthorpe Avenue

Approximate Gross Internal Area  
1008 sq ft - 94 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

Energy Efficiency Rating		Current	Potential
102-99	A		82
91-101	B		
81-90	C		
69-80	D	67	
55-68	E		
39-54	F		
21-38	G		
1-20			

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
102-99	A		
91-101	B		
81-90	C		
69-80	D		
55-68	E		
39-54	F		
21-38	G		
1-20			

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