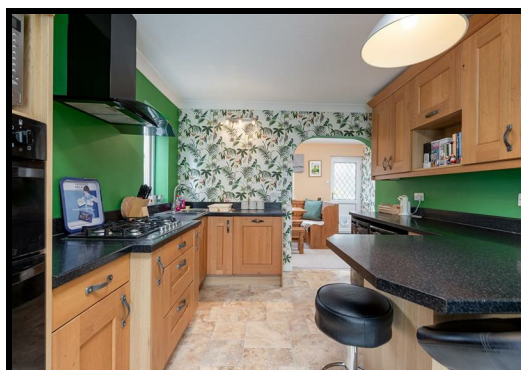




## **25 Thornfield Road, Darlington Offers In The Region Of £369,000**

Occupying an extremely pleasing position on a quiet cul de sac within the heart of the desirable west end of Darlington a superb opportunity has arisen to acquire a beautifully presented four bed roomed detached residence. Offering fine interior design and with accommodation over two floors in brief the property is comprised of an entrance porch way / conservatory, a most welcoming entrance hallway, a cloakroom, living room, dining room, a superb kitchen, four double bedrooms and a modern family bathroom. Externally to the front of the property there is a beautifully maintained garden which is laid to lawn and complimented by a variety of shrubs and a resin bonded driveway providing off road car parking for up to three vehicles. To the rear of the property there is a garden laid to lawn and enclosed by timber fencing. There is a patio area ideal for outdoor entertaining and a single garage with up and over door. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



# 25 Thornfield Road, Darlington

## General Remarks

A superb opportunity has arisen to acquire a beautifully presented four bed roomed detached residence situated on a quiet cul de sac situated within the heart of the desirable west end of Darlington.

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band E

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Thornfield Road is situated within a unique, quiet cul de sac within the heart of the desirable west end of Darlington. This stunning residence is conveniently located for Darlington's town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. The property is ideally situated for accessing first class local schools to include The federation of Abbey Infant and Junior school, Mowden Infant and Junior School, Hummersknott Academy and Carmel School. For the commuter the property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours.

## Entrance Porch Way / Conservatory

5'5" max x 14'9"

The property is entered through a UPVC double glazed door leading in to a spacious entrance porch way / conservatory. The porch way / conservatory benefits from vinyl flooring and windows with pleasant views overlooking the front garden. There is ample room for a small table and chairs providing additional living space. A door leads into the Reception hallway

## Reception Hallway

A most welcoming reception hallway warmed by a central heating radiator and benefiting from vinyl flooring. An open plan staircase leads to the first floor.

## Cloakroom

The cloakroom is fitted with a modern suite comprising of a wash hand basin and low level WC. The cloakroom is warmed by a central heating radiator and benefits from vinyl flooring and a UPVC double glazed window to the rear elevation.

## Living Room

22'1" x 12'10"

The beautifully presented living room is beautifully decorated. Warmed by two central heating radiators and benefiting from an abundance of natural light. The living room benefits from a bespoke wall mounted electric fire, attractive wall lights, coving to the ceiling, UPVC double glazed windows to the front and side elevations and UPVC double glazed French doors which lead out to the rear garden.

## Dining Room

12'11" x 8'7"

The beautifully presented dining room is tastefully decorated. . Warmed by a central heating radiator and benefiting from UPVC double glazed windows to the side and rear elevation and bespoke built in pine pew seating area with a table A double glazed door leads to the rear porch / utility area.

## Kitchen / Breakfast Room

9'10" x 12'10"

The beautiful Kitchen/Breakfast Room is fitted with a comprehensive range of solid oak fronted wall, floor and drawer units with contrasting work surfaces with matching splash backs incorporating a stainless steel sink and drainer. The kitchen benefits from laminated flooring, a breakfast bar, coving to the ceiling and a number of integrated appliances including a double electric oven, a five ring gas hob with an overhead extractor hood and a dishwasher. There is a UPVC double glazed window to the side elevation and aluminium patio doors lead in to the front porch / conservatory.

## Rear Porch

3'8" x 5'4"

A useful porch area with plumbing for an automatic washing machine and windows and a door opening to the rear garden.

## First Floor Landing

A staircase leads to a large landing area with a UPVC double glazed window to the front elevation. The landing is warmed by a central heating radiator and benefits from a hatch with a drop down ladder giving access to the loft.

## Bedroom One

10'2" x 12'11"

A double bedroom tastefully decorated in neutral tones incorporating a stylish feature wall. Warmed by a central heating radiator and benefiting from a UPVC double glazed window to the front elevation of the property and built in wardrobes providing useful storage.

## Bedroom Two

9'11" x 11'0"

A double bedroom tastefully decorated in neutral tones incorporating a feature wall. Warmed by a central heating radiator and benefiting from built in wardrobes providing useful storage.

## Bedroom Three

9'6" x 12'11"

A further double bedroom offering an abundance of natural light courtesy of the UPVC double glazed windows to the side and rear elevations. Warmed by a central heating radiator and tastefully decorated in neutral tones.

## Bedroom Four

8'9" x 6'11"

With pleasant views overlooking the rear garden a double bedroom tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from a UPVC double glazed window.

## Bathroom

The modern and most contemporary family bathroom has vinyl flooring, water proof boards to the walls and is fitted with a suite comprising of a panelled bath with overhead chrome shower, a wash hand basin and low level WC. The bathroom has a towel radiator and UPVC double glazed window with privacy glass.

## Externally

Externally to the front of the property there is a beautifully maintained garden which is laid to lawn and complimented by a variety of shrubs. There is a resin bonded driveway providing off road car parking for up to three vehicles . To the rear of the property there is a garden laid to lawn and enclosed by timber fencing. There is a patio area ideal for outdoor entertaining and a single garage with up and over door.

