



## 28 Nunnery Lane, Darlington Asking Price £350,000

Welcome to Nunnery Lane, Darlington - a charming location within the highly desirable west end of Darlington. This beautifully presented four-bedroom link detached residence offers a fine opportunity for those seeking a new home.

In brief the property is comprised of an entrance porch way, a welcoming entrance hallway, a cloakroom, living room, garden room, dining room, a principal bedroom with an en suite shower room, three further double bedrooms and a family bathroom. The layout is perfect for families or those who enjoy entertaining guests.

Situated in a most pleasing position, this residence boasts not only a convenient location but also a sense of tranquillity. The area is known for its peaceful surroundings, making it an ideal place to call home.

Don't miss out on the chance to own this lovely house in Darlington's desirable west end. Book a viewing today and envision the possibilities that this property holds for you and your loved ones.



# 28 Nunnery Lane, Darlington

## General Remarks

A truly outstanding opportunity has arisen to acquire a four bedroom linked detached property occupying a most pleasing position on Nunnery Lane within the highly desirable west end of Darlington.

Beautifully presented throughout

Gas fired central heating

Council Tax band E

UPVC double glazed windows throughout

We welcome viewings at the earliest opportunity to avoid disappointment.

## Location

Nunnery Lane is superbly situated within the heart of the highly desirable west end of Darlington. The property is situated within walking distance of 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, St Augustine's Primary School, Mowden infant and Junior schools, Hummersknott Academy and Carmel School. Nunnery Lane 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. International air travel is available from both Newcastle and Teesside airports.

## Entrance Porch Way

The property is entered through a composite door with windows to both the front and side elevations leading in to the entrance porch way. A wood door with panelled glass to the side leads into the welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated wood flooring and an under stairs cupboard providing useful storage.

## Cloakroom

6'5" x 4'11"

The cloakroom is warmed by a central heating radiator, has vinyl flooring, a UPVC double glazed window with privacy glass, a cupboard providing useful storage and is fitted with a modern suite comprising of a wash hand basin and a low level WC.

## Living Room

16'6" x 15'5"

The spacious living room is beautifully presented. Warmed by a central heating radiator, tastefully decorated and benefiting from a dado rail, a stone fire place and double glazed French doors with double glazed windows to either side leading out to the rear garden. A door leads into the garden room.

## Garden Room

12'4" x 10'10"

The garden room offers an abundance of natural light courtesy of the large double glazed window overlooking the rear garden. Warmed by a central heating radiator, tastefully decorated and benefiting from laminated flooring. The garden room is open plan with the dining room.

## Dining Room

10'11" x 6'0"

The dining room is warmed by a central heating radiator, is tastefully decorated and benefits from laminated flooring. A glazed door leads in to the kitchen.

## Kitchen / Breakfast room

16'4" x 10'10"

The modern and most contemporary kitchen is simply stunning. Fitted with a comprehensive range of wall, floor and drawer units with contrasting granite worktops incorporating a stainless steel sink and drainer. Warmed by a tall radiator and benefiting from luxury vinyl flooring, a double glazed window overlooking the front of the property, a larder cupboard, a centre Island and a number of integrated appliances including a double oven, a microwave, dishwasher, fridge freezer and an electric hob with over head extractor hood. A door leads into the integral garage.

## First Floor Landing

A staircase leads to a half landing with a window overlooking the front of the property.

A further staircase leads to the first floor landing. The landing has a double cupboard providing useful storage and a hatch giving access to the attic.

## Principal Bedroom

16'6" x 13'1"

The principal bedroom offers pleasant views overlooking the rear garden. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from built in wardrobes providing useful storage, a UPVC double glazed window and an adjoining en suite shower room.

## En Suite Shower Room

The en suite shower room has vinyl flooring, an extractor fan and is fitted with a modern suite comprising of a shower cubicle with shower and a wash hand basin inset into a vanity unit.

## Bedroom Two

13'5" x 12'10"

With a double glazed window overlooking the rear elevation of the property a double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a feature wall and benefiting from laminated flooring and built in wardrobes providing useful storage.

## Bedroom Three

9'2" x 8'11"

A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from UPVC double glazed window.

## Bedroom Four

9'2" x 8'11"

With a UPVC double glazed window overlooking the front elevation of the property a further double bedroom warmed by a central heating radiator.

## Bathroom

The bathroom has a tiled floor and walls, a UPVC double glazed window with privacy glass and is fitted with a modern suite comprising of a large walk in shower cubicle with shower, white panelled bath, a wash hand basin inset into a vanity unit, a low level WC and a towel radiator.

## Externally

Externally to the front of the property there is a block paved driveway providing off road car parking, a garage with up and over door and a gravelled garden designed for low maintenance and complimented with a variety of mature plants and shrubs. To the rear of the property there is an extremely private garden. Laid to lawn and complimented with well stocked borders. There is also a patio area which is ideal for outdoor entertaining.

## Garage

The garage is accessible through the kitchen as well as through the up and over doors. The garage is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops, a stainless steel sink and drainer, plumbing for washing machine, space for a tumble dryer and the boiler.

