

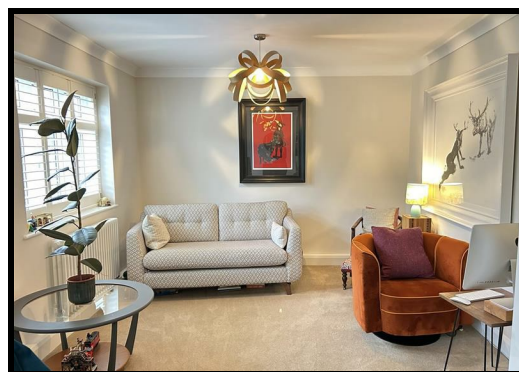


## 22 Glenfield Road, Darlington £425,000

Welcome to Glenfield Road, Darlington - a charming property that is sure to capture your heart! This delightful house boasts a welcoming entrance hallway, a cloakroom, two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. a stunning kitchen / dining room, there are four good sized bedrooms with ample space for the whole family to unwind and make lasting memories and a family bathroom.

Situated in a peaceful neighbourhood within the highly desirable west end of Darlington, this property offers a tranquil retreat from the hustle and bustle of everyday life.

Whether you are looking to settle down in a new family home or seeking a property with room to grow, this house on Glenfield Road is a fantastic opportunity. Don't miss out on the chance to make this house your own and create a lifetime of happiness in this wonderful abode.





# 22 Glenfield Road, Darlington

## General Remarks

A truly outstanding opportunity has arisen to acquire a beautifully presented four bedroom detached residence occupying a most pleasing position on Glenfield Road within the highly desirable west end of Darlington.

Gas fired central heating

Double glazed windows throughout

Council Tax band C

We welcome viewings at the earliest opportunity to avoid disappointment

## Location

Glenfield Road is superbly positioned within the highly desirable West End of Darlington. This beautiful property is situated within a short 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 and Colleges to include The Federation of Abbey Infant and Junior school, St Augustine's Primary School, Polam Hall School, Hummersknott Academy, Carmel College and The Queen Elizabeth Sixth Form College. 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 Hallway

The property is entered through a composite door leading into a welcoming entrance hallway. The hallway is warmed by two central heating radiators is tastefully decorated in neutral tones and benefits from wood flooring and an under stairs cupboard providing useful storage.

## Cloakroom

The cloakroom is warmed by a central heating radiator, has a UPVC double glazed window overlooking the side of the property and is fitted with a modern suite comprising of a wash hand basin and a low level WC.

## Living Room

10'5" x 24'6"

The beautifully presented living room is warmed by two central heating radiators is tastefully decorated in neutral tones and benefits from two UPVC double glazed windows overlooking the front elevation of the property and a log burning stove. The living room offers an abundance of natural light.

## Sitting Room

21'9" x 9'8"

The sitting room has UPVC double glazed windows to both the front and rear elevations. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a storage / seating area in the bay window.

## Kitchen / Breakfast Room

16'8" x 13'1"

The modern, solid wood hand crafted kitchen / breakfast room is fitted with a comprehensive range of wall, floor and drawer units with contrasting

worktops incorporating a ceramic sink and drainer. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a tiled floor, a cupboard which houses the washer / dryer, a dishwasher and an extractor hood. There is a UPVC double glazed window overlooking the side elevation of the property and French doors which lead to the rear garden.

## First Floor Landing

A staircase leads to the first floor landing. The landing has a UPVC double glazed window overlooking the rear elevation of the property, a cupboard providing useful storage and a utility area with plumbing for an automatic washing machine.

## Bedroom One

13'2" x 14'4"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a stylish feature wall and benefiting from a UPVC double glazed window overlooking the front elevation of the property.

## Bedroom Two

10'5" x 14'6"

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

## Bedroom Three

10'11" x 9'6"

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

## Bedroom Four

8'9" x 9'10"

With pleasant views overlooking the rear garden a double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window.

## Bathroom

6'10" x 9'10"

The bathroom is warmed by a tall radiator, has wood flooring, a UPVC double glazed window and is fitted with a modern suite comprising of a panelled bath with overhead shower, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a block paved driveway providing off road car parking, a garden which is laid to lawn and complimented with a variety of plants and shrubs. To the rear of the property there is a beautifully presented garden which is laid to lawn and complimented with a variety of mature plants and trees. There is also a patio area which is ideal for outdoor entertaining and a bespoke Hodgson's shed providing useful storage.

