



## **2 Barnes Close, Darlington Offers In The Region Of £349,950**

Occupying an extremely generous plot in one of the most sought after locations within the prime West End of Darlington, a rare opportunity has arisen to acquire a highly individual, luxurious and unique home which offers extremely spacious living accommodation. This delightful residence is impeccably presented throughout and offers fine interior design. Barnes Close is situated in an executive residential location. Providing a lifestyle to be envied, this delightful property is comprised of a welcoming entrance hallway, a beautifully appointed lounge, a dining room, cloakroom and a stunning kitchen completes the downstairs living accommodation. To the upstairs of the property there is a master bedroom with En suite shower room, three further bedrooms and a family bathroom. Externally to the front of the property there is a block paved driveway with off road car parking for several cars, a garden which is laid to lawn and a garage with an electric roller door, a sink and power. To the rear of the property there is a garden which is laid to lawn, outside lights and a delightful patio area with an electric awning this area is ideal for outdoor entertaining. There is also a shed providing useful storage. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



# 2 Barnes Close, Darlington

## General Remarks

An outstanding opportunity has arisen to acquire an impeccably presented four bed roomed detached residence occupying a most pleasing position on Barnes Close within the ever popular Mowden area of Darlington.

Gas fired central heating

Double glazed windows throughout

Council Tax band D

The property benefits from CCTV and an intruder alarm system

We welcome viewings at the earliest opportunity to avoid disappointment

## Location

Barnes Close is superbly positioned within the Mowden Park area of Darlington. The property is situated within a short walking distance of Mowden Park shopping precinct where you will find a host of amenities including a supermarket, a post office, a Chinese takeaway, a barbers shop and a popular public house. A wider range of amenities can be found a short drive away in Darlington's Town centre. The property is ideally situated for accessing first class local schools to include Mowden Infant and Junior School, Hummersknott Academy and Carmel College. Barnes Close 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 Hallway

The property is entered through a part glazed composite door leading in to a most welcoming entrance hallway. The hallway is warmed by a central heating radiator and is tastefully decorated in neutral tones.

## Cloakroom

4'7" x 6'3"

The cloakroom is warmed by a central heating radiator, has an under stairs cupboard providing useful storage and is fitted with a suite comprising of a wash hand basin and a low level WC.

## Living Room

15'10" x 12'0"

The beautifully presented living room is warmed by a central heating radiator, is tastefully decorated in neutral tones incorporating a stylish feature wall and benefits from a UPVC double glazed window overlooking the front elevation of the property.

## Dining Room

8'8" x 10'2"

The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator, decorated in neutral tones incorporating a feature wall and benefiting from UPVC double glazed French doors with pleasant views overlooking the rear garden.

## Kitchen

13'5" x 15'9"

The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting Quartz worktops incorporating an inset sink. The kitchen is warmed by a

central heating radiator and benefits from a UPVC double glazed window overlooking the rear elevation of the property, an electric Velux window, LVT flooring and a number of integrated appliances including an electric oven with a gas hob and over head extractor hood, a washing machine, fridge freezer and a microwave. A UPVC double glazed door leads out to the rear garden.

## First Floor Landing

A staircase leads to the first floor landing. The landing benefits from an airing cupboard and a further cupboard providing useful storage.

## Bedroom One

9'9" x 10'0"

A double bedroom warmed by a central heating radiator, tastefully decorated and benefiting from UPVC double glazed windows to the front and side elevations of the property and an adjoining En suite shower room.

## En Suite Shower Room

The En Suite shower room has vinyl flooring, a UPVC double glazed window overlooking the rear of the property and is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

## Bedroom Two

12'7" x 11'6"

A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front elevation of the property

## Bedroom Three

12'2" x 11'3"

A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the rear elevation of the property and a built in wardrobe providing useful storage. There is a hatch with a pull down ladder giving access to the partly boarded attic. The attic also has lighting.

## Bedroom Four

9'3" x 6'9"

A further bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front elevation of the property and built in wardrobes providing useful storage.

## Bathroom

8'1" x 6'3"

The bathroom has a tiled floor with under floor heating, UPVC double glazed windows to the side and rear elevations and is fitted with a modern and most contemporary suite comprising of a panelled whirlpool bath, a shower cubicle with shower, a wash hand basin with Quartz worktops 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 with off road car parking for several cars, a garden which is laid to lawn and a garage with an electric roller door, a sink and power. To the rear of the property there is a garden which is laid to lawn, outside lights and a delightful patio area with an electric awning this area is ideal for outdoor entertaining. There is also a shed providing useful storage.

