

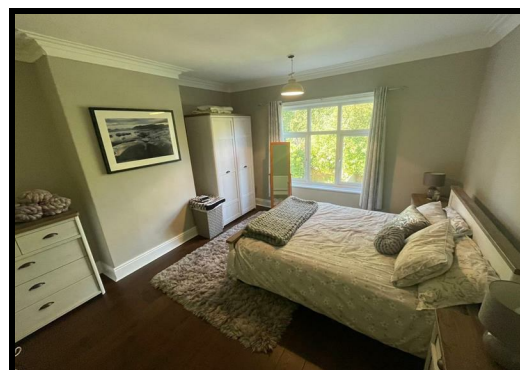
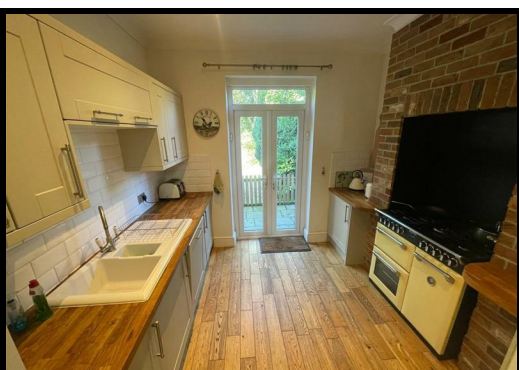


7 Dene Grove, Darlington Asking Price £260,000

Welcome to Dene Grove, Darlington - a charming location where this delightful house awaits its new owners. Situated in a most pleasing position, this property boasts, a welcoming entrance hallway, a boot room, living room, dining room, kitchen, three bedrooms, a bathroom and a cloakroom with wash hand basin and a low level WC.

Step inside this beautifully presented house and be greeted by fine interior design that exudes elegance and style. The property has been meticulously maintained, offering a warm and inviting atmosphere that is sure to make you feel right at home.

Whether you're looking to host gatherings in the spacious reception rooms or unwind in the comfort of your own bedroom, this house provides the perfect backdrop for creating lasting memories. Don't miss out on the opportunity to make this house your own and experience the best of what Dene Grove has to offer.



7 Dene Grove, Darlington

General Remarks

A truly outstanding opportunity has arisen to acquire a beautifully presented three bedroom semi detached residence occupying a most pleasing position on Dene Grove in Darlington.

Gas fired central heating

Double glazed windows throughout

Council Tax band C

We recommend viewings at the earliest opportunity to avoid disappointment.

Location

Dene Grove occupies an extremely pleasing position situated within walking distance of an extremely good range of local shops and amenities at Cockerton Village. A more comprehensive range of shopping and recreational facilities and amenities are available in Darlington Town Centre. The property is in a good catchment area for first class local schools and for the commuter it is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66.

Entrance Hallway

The property is entered through a composite door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator and is tastefully decorated.

Boot Room

8'7" x 5'7"

The boot room houses the central heating boiler and provides useful storage.

Living Room

12'11" x 12'7"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a feature wall and benefits from a double glazed bay window, an Inglenook fire place and a log burning stove.

Dining Room

13'4" x 12'11"

The dining room is situated to the rear elevation of the property and offers an abundance of natural light. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a double glazed door with double glazed windows to either side.

Kitchen

14'8" x 9'7"

The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting

butcher block worktops incorporating a ceramic sink and drainer. The kitchen benefits from wood flooring, double glazed doors which lead out to the rear garden and a number of integrated appliances including a dishwasher, fridge / freezer and an automatic washing machine.

First Floor Landing

A staircase leads to a half landing with a stained glass window. A further staircase leads to the first floor landing.

Bedroom One

12'11" x 11'5"

A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from laminated flooring and a UPVC double glazed window.

Bedroom Two

13'5" x 12'10"

With a UPVC double glazed window overlooking the rear elevation of the property a further double bedroom warmed by a central heating radiator, tastefully decorated and benefiting from wood flooring.

Bedroom Three

9'11" x 9'8"

With pleasant views overlooking the rear garden a further bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and an original cast iron fireplace.

Bathroom

The bathroom has a tiled floor, partially tiled walls, a double glazed window and is fitted with a beautiful suite comprising of a panelled bath, a shower cubicle with shower, a wash hand basin, a low level WC and a towel radiator.

Cloakroom

The cloakroom is fitted with 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 particular feature of the property is the simply stunning and most private rear garden. There is a raised patio area which is ideal for outdoor entertaining, steps lead down to a gravelled garden with a further garden laid to lawn beyond. The garden is complimented with a variety of mature plants and shrubs.

