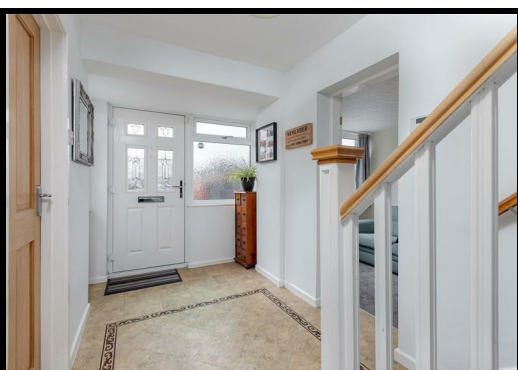




## **42 Carleton Drive, Darlington Offers In The Region Of £375,000**

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. Carleton Drive is situated in an executive residential location. This delightful property is comprised of a welcoming entrance hallway, a beautifully appointed lounge, a dining room, conservatory, snug, a downstairs shower room, a utility room and a stunning kitchen which completes the downstairs living accommodation. To the upstairs of the property there are three double bedrooms, a single bedroom and two family bathrooms. Externally to the front of the property there is a block paved driveway with off road car parking for several vehicles, a single garage and a garden which is laid to lawn. There is a wall to the front of the property and fencing to the side giving this area a good degree of privacy. To the rear of the property there is a garden which has been paved for low maintenance, this area is ideal for outdoor entertaining. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



# 42 Carleton Drive, Darlington

## General Remarks

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

Gas fired central heating

Double glazed windows throughout

Council Tax band E

We welcome viewings at the earliest opportunity to avoid disappointment

## Location

Carleton Drive 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. Carleton Drive 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 UPVC double glazed door leading in to a most welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated floor and windows to the front and side elevations.

## Living Room / Dining Room

25'0" max x 19'10" max

The dual aspect living room is warmed by a central heating radiator, is tastefully decorated in neutral tones incorporating a stylish feature wall and benefits from laminated flooring, a feature fire place with a hearth and inserts and an electric fire and UPVC double glazed windows overlooking both the front and rear elevations of the property. The living Room is open plan with the dining room, The dining room is warmed by a central heating radiator and benefits from laminated flooring and a wooden glazed door that leads into the conservatory.

## Snug / Family Room

13'0" x 7'3"

A versatile room which is currently used as a snug. Warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front elevation of the property

## Shower Room

The shower room is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

## Garden Room

9'10" x 14'4"

The garden room offers fine views overlooking the rear garden. Warmed by a central heating radiator and benefiting from laminated flooring and double glazed French doors which lead out to the rear garden.

## Kitchen

14'7" max x 7'10"

The modern kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen benefits from laminated flooring, a double electric oven and hob with overhead extractor hood and a double glazed window overlooking the rear elevation of the property.

## Utility Room

9'3" x 7'1"

The utility room is fitted with a range of floor units with contrasting worktops incorporating a sink and drainer. The utility room benefits from laminated flooring, plumbing for an automatic washing machine and a double glazed window overlooking the side elevation of the property. A door leads out to the rear garden.

## First Floor Landing

A staircase leads to the first floor landing. The landing benefits from a cupboard providing useful storage, a double glazed window overlooking the side elevation of the property and a hatch giving access to the loft.

## Bedroom One

13'8" x 11'5"

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

## Bedroom Two

11'6" x 9'2"

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

## Bedroom Three

8'10" x 11'5"

A further double bedroom with pleasant views overlooking the rear garden. Warmed by a central heating radiator and benefiting from a UPVC double glazed window.

## Bedroom Four

9'11" 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.

## Bathroom One

A modern bathroom is warmed by a central heating radiator and benefiting from laminated flooring, tiled walls, UPVC double glazed windows with privacy glass to the rear and side elevations and fitted with a modern suite comprising of a panelled bath with an over head shower and shower screen, a wash hand basin and a low level WC.

## Bathroom Two

A further bathroom warmed by a towel radiator, benefiting from laminated flooring, a UPVC double glazed window to the rear elevation and fitted with a modern suite comprising of a corner bath, a double shower cubicle with shower, a double wash hand basin inset into a vanity unit and a low level WC.

## Externally

Externally to the front of the property there is a block paved driveway with off road car parking for several vehicles, a single garage and a garden which is laid to lawn. There is a wall to the front of the property and fencing to the side giving this area a good degree of privacy. To the rear of the property there is a garden which has been paved for low maintenance, this area is ideal for outdoor entertaining.

