



4 Scholars Park, Darlington Asking Price £280,000

Nestled on the charming residential development of Scholars Park within the desirable west end of Darlington, this delightful Town house presents an excellent opportunity for families and first-time buyers alike. The property boasts a welcoming entrance hallway, a stunning kitchen / breakfast room, a well-proportioned reception room, perfect for both relaxation and entertaining guests. There is a principal bedroom with an en suite shower room, two further double bedrooms and a family bathroom.

Scholars Park is known for its friendly atmosphere and proximity to local amenities, making it an ideal location for those seeking a balance of tranquillity and convenience. This property is a wonderful canvas for anyone looking to create their dream home in a vibrant and welcoming neighbourhood.

Do not miss the chance to view this charming property.



4 Scholars Park, Darlington

General Remarks

We welcome to the sales market a truly outstanding three bedroom Town House occupying a most pleasing position on the modern residential development of Scholars Park in the desirable West end of Darlington. The property has under gone a full programme of refurbishment with unique design with luxurious fixtures and fittings. The furniture in all of the bedrooms are included in the sale price. The property has a number of smart appliances which can be operated remotely. Finished to the highest of standards. Gas fired central heating. Double glazed windows throughout. We welcome viewings at the earliest opportunity to avoid disappointment.

Location

Scholars Park is superbly positioned 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 to include The Federation of Abbey Infant and Junior school, St Augustine's Primary School, Hummersknott Academy and Carmel School. 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 in to a most welcoming entrance hallway. The hallway is tastefully decorated in neutral tones, is warmed by a wall radiator and benefits from engineered wood flooring.

Cloakroom

The cloakroom is warmed by a towel radiator, has a tiled floor, a double glazed window and is fitted with a stunning suite comprising of a wash hand basin inset in to a vanity unit and low level WC.

Open Plan Living / Dining Room / Kitchen

29'7" x 12'6"

The spacious and beautifully presented living room is tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from engineered wood flooring, built in speakers, built in cable for TV, wooden venetian blinds, UPVC double glazed French doors, a UPVC double glazed window and storage cupboard with automatic light. The modern and most contemporary Wren kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen is warmed by a central heating radiator and benefits from engineered wood flooring, an integrated electric oven and microwave with an induction hob and overhead extractor hood, a Neff dishwasher, a Zanussi fridge / freezer, a warming oven and a UPVC double glazed window overlooking the front of the property. There is ample room for a dining table.

First Floor Landing

A staircase leads to the first floor landing. The landing is warmed by a central heating radiator and is tastefully decorated in neutral tones.

Bedroom One

11'1" max x 10'4"

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

Bedroom Two

11'7" max x 12'7"

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

Bathroom

The bathroom has vinyl flooring and is fitted with a modern suite comprising of a panelled bath with over head shower, a wash hand basin, a low level WC, a vanity unit and an extractor hood.

Second Floor

A staircase leads to the second floor where there is a further bedroom and an en suite shower room.

Bedroom Three

16'1" x 12'5"

A further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window, built in wardrobes providing useful storage and an adjoining en suite shower room.

En Suite Shower Room

The en suite shower room is warmed by a towel radiator, has a tiled floor, a Velux window and is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

Externally

Externally to the front of the property there is a driveway providing off road car parking and a single garage. To the rear of the property there is a decked garden designed for low maintenance.

