



119 Coniscliffe Road, Darlington Asking Price £465,000

Situated on the desirable Coniscliffe Road within the highly desirable west end of Darlington, this charming detached dormer bungalow presents an exceptional opportunity for those seeking a spacious and versatile home. With NO ONWARD CHAIN, this property is ready for you to move in and make it your own.

The bungalow boasts an impressive layout, featuring a welcoming entrance hallway, a beautifully presented lounge, an open plan kitchen / dining room, study, four double bedrooms, two of which benefit from en suite shower rooms and a modern family bathroom.

The exterior of the property is equally appealing, with a well-maintained garden that offers a peaceful outdoor space for enjoying the fresh air. The location on Coniscliffe Road is highly sought after, providing easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals.

In summary, this delightful dormer bungalow on Coniscliffe Road is a rare find, combining spacious living with a prime location. With its generous accommodation and the added benefit of no onward chain, this property is not to be missed. We invite you to view this wonderful home and discover all it has to offer.



119 Coniscliffe Road, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a four bedroom detached dormer bungalow occupying a most please position on Coniscliffe Road within the highly desirable west end of Darlington.

Gas fire central heating

UPVC double glazed windows throughout

Council Tax band E

We welcome viewings at the earliest opportunity to avoid disappointment.

Location

Coniscliffe Road is superbly positioned in what is considered to be one of Darlington's finest and most desirable roads. The property offers outstanding views overlooking Green Park and is located within a short 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, Mowden Infant and Junior School, St Augustine's Primary School, Polam Hall School, Hummersknott Academy and Carmel 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. International air travel is available from both Newcastle and Teesside airports.

Entrance Hallway

The property is entered through a UPVC double glazed door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated flooring.

Living Room

17'5" x 13'4"

The beautifully presented living room offers fine views overlooking the rear garden. Warmed by two central heating radiators, tastefully decorated in neutral tones and benefiting from laminated flooring, a double glazed window overlooking the side elevation of the property and double glazed French doors which lead out to the rear garden.

Kitchen / Dining Room

10'10" x 18'2"

The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen is tastefully decorated in neutral tones and benefits from laminated flooring, inset spotlights to the ceiling, a UPVC double glazed window overlooking the rear garden, a double glazed door that leads out to the side elevation of the property and a number of integrated appliances including a microwave, an electric oven, a gas hob and over head extractor hood. The kitchen is open plan with the dining room. The dining room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated flooring, inset spotlights to the ceiling and double glazed French doors which lead out to the rear garden.

Utility Room

4'7" x 5'6"

The utility room is fitted with a range of wall and floor units, is decorated in neutral tones and benefits from a UPVC double glazed window and laminated flooring.

Bedroom Three

11'10" x 13'4"

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

Bedroom Four

8'10" x 11'4"

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

Bathroom

The bathroom is warmed by a towel radiator, has a tiled floor, inset spotlights to the ceiling, partially tiled walls, a UPVC double glazed window with privacy glass and is fitted with a modern suite comprising of a free standing bath, a shower cubicle with shower, a wash hand basin inset into a vanity unit and a low level WC.

First Floor Landing

A staircase leads to the first floor landing.

Study

7'7" x 6'4"

A versatile room which would make an ideal home office.

Bedroom One

18'0" max x 14'2"

A spacious double bedroom offering an abundance of natural light courtesy of the double glazed window to the rear of the property and two double glazed windows to the side elevation of the property. Warmed by two central heating radiators, tastefully decorated in neutral tones and benefiting from inset spotlights to the ceiling and an adjoining en suite shower room.

En Suite Shower Room

The en suite shower room has a tiled floor, cupboard providing useful storage and is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin, a low level WC and an extractor fan.

Bedroom Two

11'0" x 8'5"

A further double bedroom warmed by two central heating radiators, tastefully decorated in neutral tones and benefiting from two UPVC double glazed windows overlooking the side elevation of the property, inset spotlights to the ceiling and an adjoining en suite shower room.

En Suite Shower Room

The en suite shower room has a tiled floor 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 are wrought iron gates leading to a paved driveway providing off road car parking and a garage. A particular feature of the property is the beautifully presented rear garden which is laid to lawn complimented with a variety of mature plants and shrubs and offers fine views overlooking Green Park. There is also a raised patio area which is ideal for outdoor entertaining.

