



23 Hensfield Grove, Darlington Asking Price £280,000

Nestled in the charming area of Hensfield Grove, Darlington, this delightful house presents an exceptional opportunity for those seeking a comfortable and stylish home. With its fine interior design, the property boasts a warm and inviting atmosphere that is sure to appeal to families and professionals alike.

The house features a welcoming entrance hallway, a living room, dining room, a utility area, cloakroom, the heart of the home is undoubtedly the stunning kitchen and family room, designed to be both functional and aesthetically pleasing. This open-plan space is perfect for family gatherings and social occasions, allowing for seamless interaction while cooking and dining. There is a double bedroom with an en suite shower room, two further double bedrooms and a family bathroom.

Hensfield Grove is situated on the desirable Oakfield Lodge development known for its friendly community and proximity to local amenities, schools, and parks. This house is not just a place to live; it is a home where memories can be made. With its blend of modern design and practical living spaces, this property is a must-see for anyone looking to settle in Darlington. Don't miss the chance to make this beautiful house your new home.



23 Hensfield Grove, Darlington

General Remarks

A fantastic opportunity has arisen to acquire a truly outstanding three bedroom detached residence occupying a most pleasing position on Hensfield Grove on the highly sought after Oakfield Lodge Development.

Immaculately presented throughout and offering fine interior design

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band C

We welcome viewings at the earliest opportunity to avoid disappointment

Location

Hensfield Grove occupies an extremely pleasing position on the popular Oakfield Lodge development which is 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 which lies a short drive away. The property 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 benefits from wood flooring.

Living Room

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 stylish feature wall and benefiting from wood flooring, a UPVC double glazed window and a log burning stove set on a marble hearth with a slate fire breast.

Dining Room

The dining room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from wood flooring.

Utility Area / Cloakroom

The cloakroom is fitted with a modern suite comprising of a wash hand basin and a low level WC. The utility area benefits from plumbing for an automatic washing machine / dryer.

Kitchen / Family Room

The open plan kitchen / family room truly offers the wow factor. The family room is tastefully decorated in neutral tones. Warmed by a central heating radiator and benefiting from a quality tiled floor and inset spotlights to the ceiling. Offering an abundance of natural light courtesy

of the bi fold doors which overlook the rear garden and the beautiful ceiling lantern. The beautiful 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 a tiled floor, inset spotlights to the ceiling and an integrated dishwasher.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

With pleasant views overlooking the rear garden a double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window, a cupboard 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 UPVC double glazed window 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

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

Bedroom Three

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

Bathroom

The bathroom is warmed by a towel radiator, has a UPVC double glazed window overlooking the side elevation of the property, a tiled floor, partially tiled walls and is fitted with a modern suite comprising of a panelled bath with over head electric shower, a wash hand basin and a low level WC.

Externally

Externally to the front of the property there is a spacious driveway providing of road car parking for two vehicles and a single garage with up and over door. A particular feature of the property is the beautifully presented, immaculately maintained and most spacious rear garden laid to lawn and complimented with a variety of mature plants and shrubs. There is also a patio area which is ideal for outdoor entertaining and a stunning gazebo.

