



## **27 Cardinal Gardens, Darlington Offers Over £415,000**

Situated on Cardinal Gardens within the much sought after West End of Darlington a superb opportunity has arisen to acquire this splendid detached residence which offers a perfect blend of comfort and style.

Upon entering the property there is a most welcoming entrance hallway, you are greeted by two inviting reception rooms, providing versatile spaces for relaxation and entertainment. Whether you wish to host gatherings or enjoy quiet evenings, these rooms cater to your every need. There is a kitchen, cloakroom, a principal bedroom with an en suite shower room, three further double bedrooms and a family bathroom. The layout of the house promotes a sense of openness and warmth, making it a welcoming home for both residents and guests alike.

The surrounding area of Cardinal Gardens is known for its community spirit and accessibility to local amenities, including shops, schools, and parks. This location not only offers a peaceful residential environment but also ensures that everything you need is within easy reach.

This property is a rare find, combining spacious living with a prime location. It presents an excellent opportunity for those looking to settle in a family-friendly neighbourhood. Do not miss the chance to make this delightful house your new home.



# 27 Cardinal Gardens, Darlington

## General Remarks

A superb opportunity has arisen to acquire an executive four bedroom residence occupying a most pleasing position on the highly regarded development of Cardinal Gardens within the desirable west end of Darlington.

Gas fired central heating

Council Tax band F

We recommend viewings at the earliest opportunity to avoid disappointment.

## Location

Cardinal Gardens is superbly positioned within the heart of the highly desirable west end 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. Cardinal Gardens 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 part glazed wooden door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator and is tastefully decorated in neutral tones.

## Cloakroom

The cloakroom has vinyl flooring, a wooden window overlooking the side elevation of the property and is fitted with a modern suite comprising of a wash hand basin and a low level WC.

## Living Room

17'0" max x 11'10"

The beautifully presented living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from luxury laminated flooring, a window to the front elevation of the property and a stone effect fireplace with a marble hearth and inserts and a gas fire. Double doors lead into the dining room.

## Dining Room

11'0" x 9'10"

The dining room has a window overlooking the rear elevation of the property. Warmed by a central heating radiator and decorated in neutral tones.

## Kitchen

10'8" x 16'6"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting butcher block worktops incorporating a stainless

steel sink and drainer. Warmed by a central heating radiator and benefiting from laminated flooring, a cupboard providing useful storage and a number of appliances including a Range electric cooker with a gas hob and over head extractor hood and a dishwasher. A door leads out to the side elevation of the property.

## First Floor Landing

A staircase leads to the first floor landing. The landing has a cupboard providing useful storage and a hatch giving access to the loft.

## Bedroom One

12'1" x 11'10"

Overlooking the front elevation of the property a double bedroom warmed by a central heating radiator, tastefully decorated and benefiting from built in wardrobes providing useful storage and an adjoining en suite shower room.

## En Suite Shower Room

The en suite shower room has a window overlooking the side elevation of the property and is fitted with a suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

## Bedroom Two

13'5" x 11'4"

A double bedroom warmed by a central heating radiator and benefiting from a window overlooking the front elevation of the property.

## Bedroom Three

10'11" 10'20'4" max

With pleasant views overlooking the rear garden a further double bedroom warmed by a central heating radiator.

## Bedroom Four

10'5" x 8'4"

Situated to the rear elevation of the property a further double bedroom warmed by a central heating radiator.

## Bathroom

The bathroom has a window overlooking the rear elevation of the property, vinyl flooring, partially tiled walls and is fitted with a suite comprising of a panelled bath with over head shower, a wash hand basin and a low level WC.

## Externally

The property occupies a spacious corner plot. To the front of the property there is a spacious driveway providing off road car parking, a double garage with up and over doors and a garden which is laid to lawn and complimented with a variety of mature plants and shrubs. A particular feature of the property is the mature and most private rear garden laid to lawn and complimented with a variety of mature plants, trees and shrubs. There is also a patio area which is ideal for outdoor entertaining.

