



CARVERS
SALES & LETTINGS

31 Westbourne Grove

Darlington, DL3 8LS

Offers in the region of £625,000

House - Detached



Occupying an enviable position at the head of a peaceful cul-de-sac in the very heart of Darlington's prestigious West End, this exceptional detached family home enjoys a wonderful setting on a generous plot of almost a quarter of an acre, backing directly onto the Abbey Road playing fields to provide a superb degree of privacy and an open, leafy outlook.

Ideally placed for the area's most highly regarded schools and excellent local amenities, this is a home perfectly suited for growing families seeking space, comfort and an outstanding location.

The accommodation is both extensive and beautifully proportioned. A welcoming reception hallway leads to a cloakroom/W.C., an impressive 34ft principal lounge featuring a striking fireplace and elegant bay window, creating a superb space for both relaxing and entertaining. There is a separate formal dining room, together with a study providing the perfect environment for those working from home. At the heart of the home lies the superb 20ft kitchen/breakfast room, fitted with a range of integrated appliances and designed for modern family living, complemented by a practical utility room.

To the first floor, the property continues to impress with four generous double bedrooms. The magnificent principal suite benefits from its own dressing room and stylish en-suite shower room, while the remaining bedrooms are all well-proportioned and served by a spacious family bathroom.

Externally, the property is every bit as impressive as the interior. Standing within a plot approaching a quarter of an acre, the beautifully maintained rear garden offers a wonderful degree of privacy, enjoying a delightful open aspect, making it an ideal space for entertaining or simply unwinding in peaceful surroundings. To the front, a large driveway provides ample off-road parking and leads to the detached double garage.

Combining generous family accommodation, a superb plot, outstanding privacy this is one Darlington's most desirable addresses.



- Substantial detached family home on a lovely large plot
- Overlooking Abbey Road playing field to the rear
- Fabulous 33 ft lounge with fireplace and bay
- Beautiful mature gardens
- Fabulous cul de sac position in the heart of the West End
- Four double bedrooms master with en-suite
- Two further reception rooms and large kitchen/breakfast room
- Double garage and large driveway

GENERAL INFORMATION:

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding G)

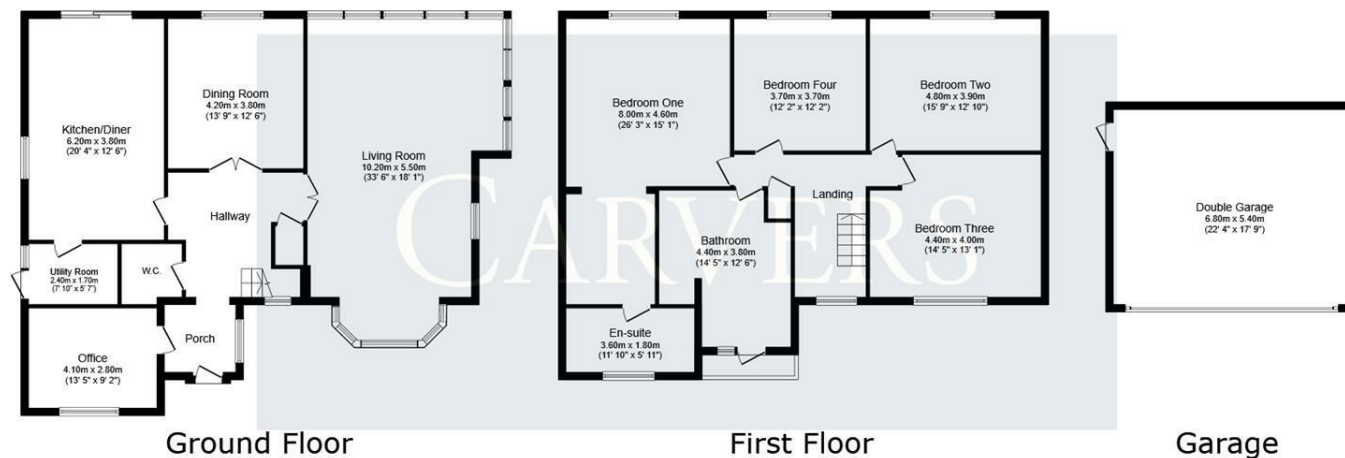
Buyers Identification Checks

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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Property size taken from EPC
2260.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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