



**Stansted Grove**

Darlington DL2 1UU

**Offers In The Region Of £315,000**





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# Stansted Grove

Darlington DL2 1UU



- Four Bedrooms Detached Property
- Gardens Front & Rear
- Ample Off-Street Parking

- Fully Renovated
- Council Tax Band D
- Viewing Highly Recommended

- Conservatory
- EPC Rating C

Nestled in the charming village of Middleton St. George, Darlington, this stunning four-bedroom modern detached home on Stansted Grove is a true gem waiting to be discovered. Boasting excellent living accommodation throughout, this property offers a perfect blend of comfort and style.

As you step inside, you'll be greeted by a spacious reception room that sets the tone for the rest of the house. With four bedrooms and two bathrooms, there's ample space for the whole family to enjoy. The ensuite in the main bedroom adds a touch of luxury to everyday living.

Situated close to amenities, convenience is at your doorstep while still enjoying the tranquillity of village life. The property features gardens both at the front and rear, providing a lovely outdoor space to relax and unwind. The driveway and garage offer ample parking and storage options, making daily life a breeze.

If you're looking for a modern home with a touch of elegance in a desirable village location, this property on Stansted Grove ticks all the boxes. Don't miss out on the opportunity to make this house your dream home.

## Entrance Hall

Upvc double glazed door to front, staircase to first floor landing with oak bannister, laminate flooring and access to ground floor cloaks.

## Ground Floor Cloaks

With low level w.c and wash hand basing in vanity with tiled splashback. Heated towel rail and wood flooring.

## Kitchen/Diner

28'10" x 8'8" (8.79 x 2.66)

To the kitchen area is a Upvc double glazed window to the rear, fitted with modern wall, base and drawer units, sink unit with mixer tap, electric hob with extractor over and eye level oven. There is an integrated fridge freezer, dishwasher and microwave, wood floor and Upvc door to rear.

To the dining area there is a Upvc double glazed window to front, generous breakfast island with storage and drawers, proving seating and radiator.

## Living Room

14'8" x 12'5" (4.48 x 3.79)

Feature media wall with built in space for television and a modern glass, flame effect fire. Coving to ceiling, vertical radiator and bi fold doors to conservatory.

## Conservatory

11'11" x 11'4" (3.65 x 3.46)

Spacious and airy area with small brick wall and Upvc double glazing. Apex roof with spotlights to ceiling, wood floor and double doors to rear.

## First Floor Landing

Access to loft.

## Bedroom One

12'5" x 11'8" (3.79 x 3.56)

Three Upvc double glazed windows to front, two sets of mirrored door fitted wardrobes, recess vanity area with alcove and radiator.

## En-Suite

Fitted with walk in double shower enclosure, low level w.c, wash hand basin in vanity wall panelling and vertical radiator.

## Bedroom Two

10'0" x 8'7" (3.06 x 2.63)

Upvc double glazed window to front, fitted wardrobes and recessed vanity area. Radiator.

## Bedroom Three

9'3" x 8'9" (2.84 x 2.68)

Upvc double glazed window to rear, fitted wardrobes and radiator.

## Bedroom Four

10'0" x 8'7" (3.05 x 2.62)

Upvc double glazed window to rear and radiator.

## Bathroom

Upvc double glazed obscure window to rear, tiled walls with free standing bath, w.c, and floating wash hand basin and vertical radiator.

## Externally

To the front there is off street parking with ample space for up to three vehicles and access to garage with a small lawn area.

To the rear is mainly laid to lawn with patio area and raised flower bed and a summerhouse.

## Council Tax

Band D.

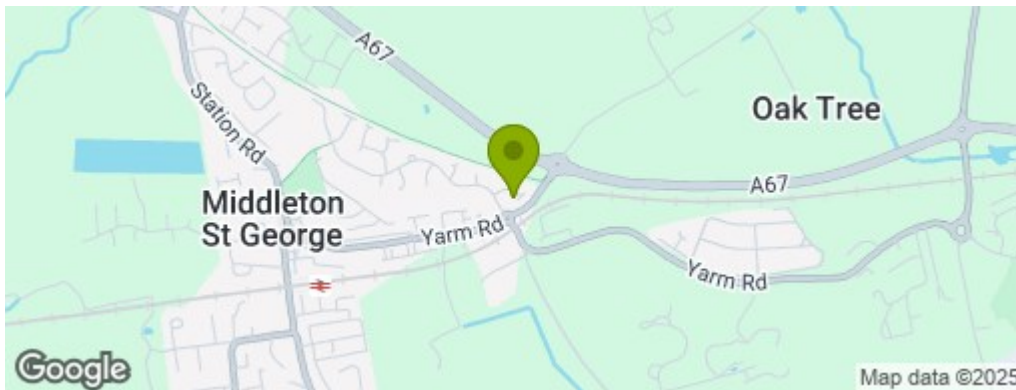
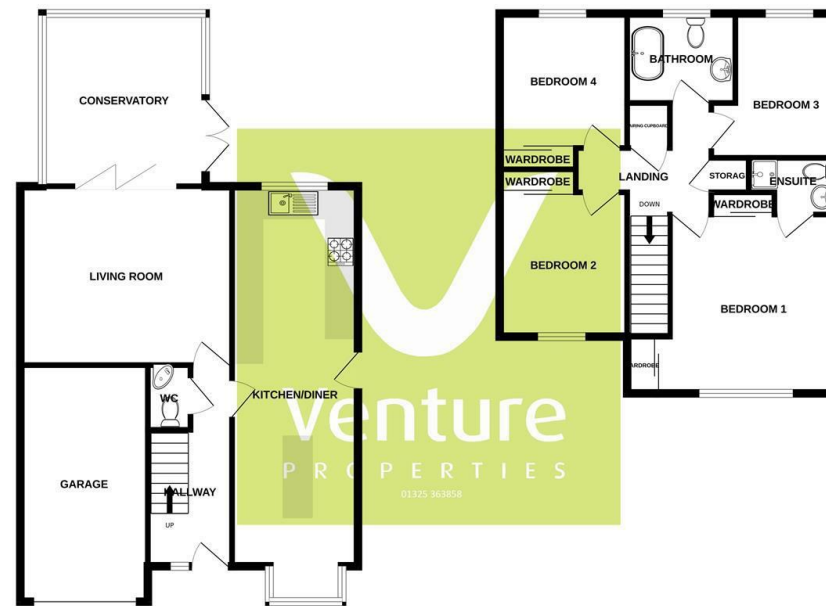
## Tenure

This property is freehold.

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

### 1ST FLOOR



## Property Information