



Gilroy Grove

Darlington DL2 2WU

Offers Over £300,000





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Gilroy Grove

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- Four Bedroom Detached Property
- Off Street Parking
- Nature Reserve

- Corner Plot
- Garage
- Council Tax Band D

- Popular West Park Area of Darlington
- Close To Shops and Schools
- EPC Rating B

Welcome to Gilroy Grove, Darlington, this splendid four-bedroom detached house situated on a corner plot, offers a perfect blend of comfort and modern living. The property boasts a well-appointed reception room, ideal for both relaxation and entertaining guests. Each of the four bedrooms is generously sized, providing ample space for family or guests.

One of the standout aspects of this property is its very well-presented interiors, which create a welcoming atmosphere throughout. The spacious rear garden is a delightful addition, offering a private outdoor space for gardening, play, or simply enjoying the fresh air.

For those who appreciate nature, the nearby West Park Nature Reserve provides a beautiful backdrop for leisurely walks and outdoor activities. Additionally, the property benefits from off-street parking and a garage, ensuring that parking is never a concern.

This home is perfect for families or anyone seeking a peaceful retreat in a desirable location. With its combination of space, style, and proximity to natural beauty, this property is not to be missed.

Entrance Hall

Composite door to front, staircase to first floor landing with storage under and radiator.

Lounge

16'10 x 10'02 (5.13m x 3.10m)

Upvc double glazed window to front, double doors to rear and two radiators.

Dining Room

10'07 x 9'08 (3.23m x 2.95m)

Two Upvc double glazed window to front and side. Laminate flooring and radiator.

Kitchen/Diner

15'01 x 15'01 (4.60m x 4.60m)

Window to rear and two windows and door to side, fitted with light grey wall, base and drawer units, one and a half stainless steel sink with mixer tap. Aeg hob with extractor over and integrated eye level double oven. Integrated appliances, including fridge freezer, washing machine, dishwasher and wine cooler. Breakfast island with storage under, part tiled (New York style) walls, spotlights to ceiling and laminate flooring.

Ground Floor Cloaks

Low level w.c and wash hand basin, laminate flooring.

First Floor Landing

Bedroom One

15'01 x 10'01 (4.60m x 3.07m)

Upvc double glazed window to front and side, fitted wardrobe with mirrored sliding doors and radiator.

En-Suite

Upvc double glazed obscure window to side, walk in double shower, low level w.c and wash hand basin, radiator and vinyl flooring.

Bedroom Two

12'11 x 8'07 (3.94m x 2.62m)

Upvc double glazed windows to front and side, fitted wardrobes with sliding doors and radiator.

Bedroom Three

12'02 x 9'01 (3.71m x 2.77m)

Upvc double glazed window to front and radiator.

Bedroom Four

7'05 x 7'00 (2.26m x 2.13m)

Upvc double glazed window to rear and radiator.

Bathroom

Panelled bath with mixer tap, low level w.c, wash hand basin, radiator and vinyl floor.

Externally

To the front there is off street parking and access to the garage which has power and light. Wrap around lawn area.

To the rear is an enclosed garden which is mainly laid to lawn.

Tenure

Freehold

Property Details

Local Authority Darlington

Council Tax Band: D

Annual Price: £2,372

Conservation Area No

Flood Risk Very low

Floor Area 1,194 ft 2 / 111 m 2

Plot size 0.08 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

31 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

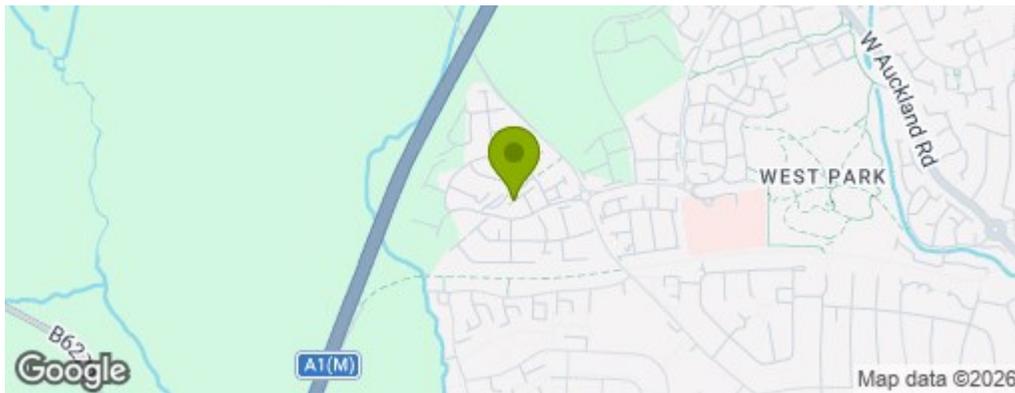
BT

Sky

Virgin

Note

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Property Information

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