



**Avro Close**

Darlington DL2 1UA

**£310,000**







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# Avro Close

## Darlington DL2 1UA



- 4 Bedroom
- Priced To Sell
- En-Suite To Master Bedroom

- Detached House
- Must Be seen
- Popular Location

- No Chain
- Ideal Family Home
- Close To Amenities

OFFERED TO THE MARKET ON A BUILDERS ASSISTED MOVE - PRICED TO SELL - NO CHAIN

Delightful FOUR bedroomed detached residence built by the renown builder Storey Homes and situated within the popular village of Middleton St George. This family home offers spacious accommodation, is tastefully decorated and immaculately presented throughout.

Having been upgraded from the original specification the property would sure to have great appeal. The home has the addition of a garden room leading from the kitchen/dining area making for a superb social space, the gardens have been upgraded. The home has four double bedrooms, the master having en-suite facilities and there is a driveway for two vehicles with single integral garage. The property still has a number of years with the NHBC guarantee still in place, and is positioned with an open aspect to the front elevation.

Middleton St George is situated in a well sought after location having ease of access to both Darlington and Teesside via road and rail links. The local school is highly regarded and there are a number of independent shops close by and a village pub, major routeways across town and country are also on hand.

Call today to view.

### Reception Hallway

On entering the property the feeling of space and style is evident with a high gloss tiled floor and balustrade staircase to the first floor and there is an understairs storage cupboard.

### Lounge

19'0" x 10'7" (5.814 x 3.231)

Having a upvc bay window to the front aspect the reception room is of a good size and overlooks the green to the front.

### Kitchen/Diner

22'0" x 10'0" (6.717 x 3.052)

Fitted with an ample range of grey gloss wall, floor and drawer units which are complimented perfectly by marble effect work surfaces and a stainless steel sink

unit. There are a host of integrated appliances which include:- electric oven and grill, four ring gas hob and stainless steel splash back and extractor hood. In addition, there is an integrated dishwasher and fridge/freezer. The kitchen has a small breakfast bar that opens into a dining area which easily accommodates a family table and has a fixed TV Ariel. The dining area leads directly into the garden room.

### Kitchen/Diner

Additional photo.

### Kitchen/Diner

Additional photo.

### Kitchen/Diner

Additional photo.

### Garden Room

12'10" x 11'10" (3.927 x 3.628)

A stunning addition added by the current vendors, the garden room allows for soft seating and enjoys views of the garden beyond with a upvc frame in modern graphite grey, the high gloss tiled floor from the hallway has been continued through the kitchen/diner and is finished in this area with a stunning atrium ceiling with light.

### Utility

5'11" x 5'3" (1.813 x 1.622)

A useful addition in any family home, the utility area is continued in a grey gloss range of cabinets and has plumbing for an automatic washing machine and space for a tumble dryer and the central heating boiler is situated here. There is access to the ground floor cloaks/WC.

### Cloaks/W.C

Fitted with a modern suite to include ceramic handbasin and low level WC and there an attractive tiled surrounds.

### First Floor

Landing.

### Landing

Leading to the four double bedrooms and the family bathroom/WC. There is a storage cupboard and access to the attic area.

### Bedroom 1

12'10" x 10'8" (3.914 x 3.266)

The master bedroom of the home is a generous double having the advantage of fitted sliding wardrobes and boasting en-suite facilities. The bedroom overlooks the green to the front.

### En-suite

With a double walk in shower cubicle having a mains fed shower, there is a WC and handbasin which is mounted in a grey gloss vanity unit which provides storage and there is a upvc window to the front aspect.

### Bedroom 2

13'4" x 13'2" (4.081 x 4.035)

A further generous double bedroom with a upvc window to the front aspect and having the advantage of walk in storage cupboard.

### Bedroom 3

10'11" x 10'2" (3.331 x 3.124)

The third of the double bedrooms this time overlooking the gardens to the rear.

### Bedroom 4

13'6" x 8'9" (4.122 x 2.672)

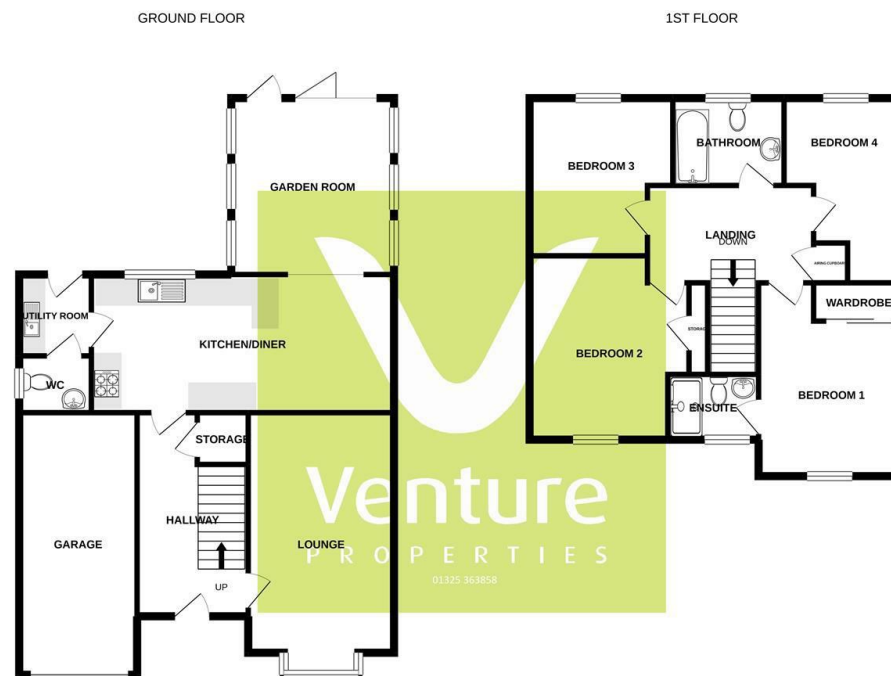
With a upvc window to the rear aspect, and again a double room.

### Bathroom/W.C

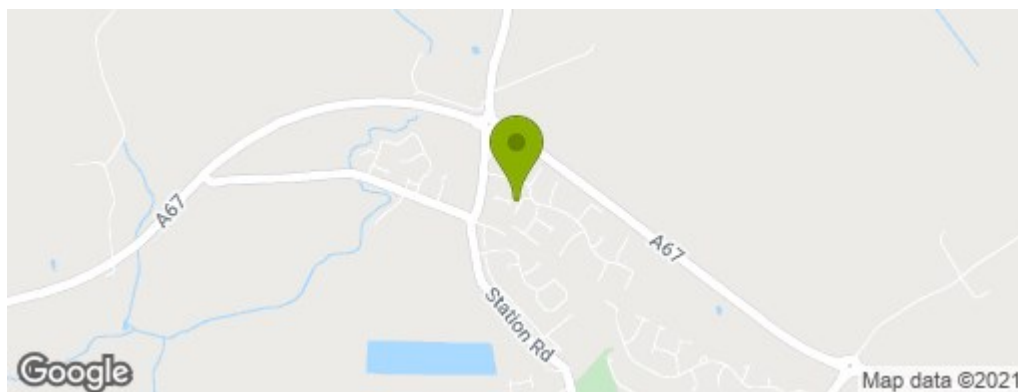
The family bathroom has been fitted with a contemporary white suite with a double ended bath with a wall hung handbasin and low level WC. The room has been finished with stylish ceramics in a grey tone.

### Garden

The front garden is open plan and there is a driveway allowing for parking for two vehicles, the single integral garage has an up and over door light and power and there is a further electric supply at the front of the property, a single gate to the side leads to the rear garden which is enclosed by fencing and has been astroturfed for ease of maintenance and has an Indian sandstone patio, a decked gazebo allows for a seating area and there are security lights and water tap. The rear garden attracts a great deal of the summer sunshine.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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