



**21 Wildair Close, Darlington, DL2 2FN**

**£230,000**



**Venture**  
PROPERTIES

An impressive four bedroom town house situated on the West Park development close to local amenities and schools. It is also close to the amenities in Cockerton Village which is a short drive away.

In brief the accommodation comprises reception hallway, downstairs cloakroom/wc, kitchen/breakfast room and dining room to the ground floor, to the first floor is the lounge, bedroom 1 with dressing area and en-suite bathroom and bedroom 4. To the second floor is bedroom 2 with en-suite shower room, bedroom 3 and a further family bathroom. There are gardens to the front and rear with garage.

Viewing comes highly recommended.

- Town House
- Four Bedrooms
- Three Bathrooms
- Kitchen/Breakfast Room
- Gardens Front & Rear
- West Park Location
- Council Tax Band D
- EPC Rating C
- Viewing Highly Recommended

### Reception Hallway

With front door, oak effect Karndean flooring and staircase to the first floor.



### Cloakroom

Fitted with a white suite comprising low level wc, wash hand basin and tiled splash back.

### Kitchen/Breakfast Room

**14'2 x 11'7 (4.32m x 3.53m)**

Situated to the front. Fitted with a comprehensive range of quality wall and floor units, matching work surfaces, ceramic tiled surrounds, integrated gas hob, built in electric fan assisted oven with extractor hood over, inset sink unit with drainer and mixer tap, integrated dishwasher, fridge, oak effect Karndean flooring, large upvc double glazed window to the front and window to the side.

### Dining Room

**11'1 x 7'1 (3.38m x 2.16m)**

With double glazed french doors to the rear aspect and Karndean flooring.

### First Floor

Landing. With double glazed window to the rear.

### Lounge

**14'4 x 13'2 (4.37m x 4.01m)**

Situated to the front. With Juliet balcony with double glazed doors and windows.

### Bedroom 1

**16'5 x 11'8 (5.00m x 3.56m)**

Larger than average bedroom situated to the front with large double glazed window. Step down to the dressing area.

### Dressing Area

**11'8 x 7'5 (3.56m x 2.26m)**

Additional space to the main bedroom with large fitted wardrobes.

### En-Suite Bathroom

Spacious en-suite with a white suite comprising panelled bath with shower over, pedestal wash hand basin, low level wc, ceramic tiled surround, large shower with sliding glass door, under floor heating, ceramic tiled floor and double glazed window to the side.

### Bedroom 4

**10'3 x 7'7 (3.12m x 2.31m)**

Double glazed window overlooking the rear garden.

### Second Floor

Landing. With airing cupboard housing the hot water cylinder and access to the loft.

## Bedroom 2

**14'1 x 9'4 (4.29m x 2.84m)**

A further double bedroom with double glazed window to the front, large built in wardrobes, inbuilt storage cupboard and door leading to en-suite shower room.

## En-Suite

With double walk in shower cubicle, low level wc, pedestal wash hand basin, ceramic tiled surrounds and timber effect Karndean flooring.

## Bedroom 3

**14'1 x 1'8 (4.29m x 0.51m)**

A further double bedroom with double glazed window to the front.

## Family Bathroom

Fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin, low level wc, ceramic tiled surround, timber effect Karndean flooring, double glazed window to the rear.

## Externally

To the front of the property is a garden with artificial grass, wrought iron fencing and driveway for approx 1-2 cars and car port providing space for another vehicle and access to the garage with roller shutter door and door to the side providing access to the rear garden.

To the rear the garden has artificial grass and is

L-shaped with gravelled area with shrubs and flowers with an additional round paved patio area with further gravelled borders.

## Council Tax

Band D

## Note

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## Tenure

This property is freehold

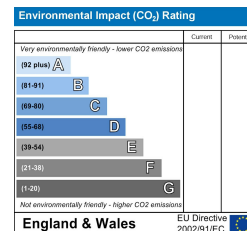
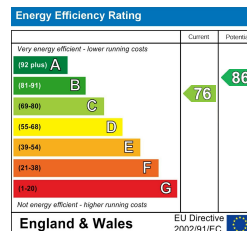




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