

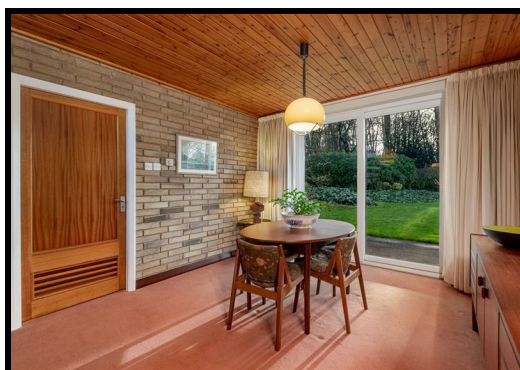


## **4 Copse Side, Darlington Offers Over £485,000**

Situated in the heart of the sought-after west end of Darlington, this exceptional house on Copse Side presents a rare opportunity for discerning buyers. This unique residence boasts an impressive layout, featuring a downstairs cloakroom, three inviting reception rooms that provide ample space for both relaxation and entertaining. With four well-proportioned bedrooms, one with an adjoining en suite shower room, this home is perfect for families or those seeking extra room for guests.

The property is complemented by a beautifully maintained bathroom, ensuring comfort and convenience for all residents. One of the standout features of this home is the stunning, immaculately presented mature rear garden. This tranquil outdoor space offers a perfect retreat for enjoying the fresh air, hosting gatherings, or simply unwinding after a long day.

Situated within an exclusive development, this property not only offers a charming living environment but also benefits from the vibrant community and amenities that the west end of Darlington has to offer. With its blend of elegance, space, and a prime location, this house is a remarkable find for anyone looking to settle in this desirable area. Do not miss the chance to make this splendid residence your new home.





# 4 Copse Side, Darlington

## General Remarks

A superb opportunity has arisen to acquire a four bedroom detached residence situated on an exclusive development on Copse Side within the highly desirable west end of Darlington

Occupying an extremely spacious plot with an extensive immaculately private rear garden

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band E

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Copse Side is situated just off Tees Grange Avenue and is superbly positioned in what is considered to be one of Darlington's finest and most desirable areas. The property is located within a short distance of Darlington's Town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafes and leisure facilities. The property is ideally situated for accessing first class local schools to include The Federation of Abbey Infant and Junior School, Mowden Infant and Junior School, St Augustine's Primary School, Hummersknott Academy and Carmel School and sixth form College. For the commuter the property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

## Entrance Hallway

The property is entered through a wooden door to the front elevation of the property leading into the welcoming entrance hallway. The hallway benefits from a UPVC double glazed window. A door leads into the integral garage.

## Cloakroom

The cloakroom is fitted with a wash hand basin and a low level WC.

## Living Room

18'9" x 12'5"

The living room is tastefully decorated in neutral tones and benefits from a brick fire place, a UPVC double glazed window overlooking the side elevation of the property and double glazed patio doors which lead out to the immaculately presented rear garden.

## Dining Room

18'9" x 11'1"

The dining room is situated to the rear elevation of the property and offers fine views of the rear garden and is tastefully decorated in neutral tones incorporating a brick feature wall and benefiting from double glazed patio doors which lead out to the rear garden.

## Home Office / Study

7'5" x 7'1"

A versatile room which is currently used as a home office. The study is tastefully decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the side elevation of the property.

## Kitchen

13'1" x 9'9"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen benefits from tiled flooring, tiled splash backs, a freestanding cooker with an over head extractor hood and UPVC double glazed windows to the side and rear elevations.

## Utility Room

The utility room has a tiled floor, a UPVC double glazed window to the side elevation, plumbing for an automatic washing machine and dryer and is fitted with a range of floor units with contrasting worktops incorporating a stainless steel sink and drainer.

## First Floor Landing

A stair case leads to the first floor landing. The landing has a hatch giving access to the attic.

## Principal Bedroom

10'11" x 10'0"

The principal bedroom is tastefully decorated in neutral tones and offers fine views overlooking the rear garden. The bedroom benefits from a UPVC double glazed window, built in cupboards providing useful storage and an adjoining en suite shower room.

## En Suite Shower Room

The en suite shower room has carpet flooring, tiled walls, a UPVC double glazed window with privacy glass and is fitted with a suite comprising of a shower cubicle with shower, a bidet, two wash hand basins inset into vanity units and a low level WC.

## Bedroom Two

7'8" x 12'5"

With a UPVC double glazed window overlooking the front elevation of the property a double bedroom, decorated in neutral tones and benefiting from a built in cupboard providing useful storage.

## Bedroom Three

7'8" x 11'9"

With pleasant views overlooking the rear garden a further double bedroom, decorated in neutral tones and benefiting a UPVC double glazed window and a built in cupboard providing useful storage.

## Bedroom Four

7'8" x 9'8"

A further bedroom decorated in neutral tones with a UPVC double glazed window overlooking the rear of the property and benefiting from a built in cupboard providing useful storage.

## Bathroom

The bathroom is carpeted, has tiled walls, a UPVC double glazed window with privacy glass and is fitted with a suite comprising of a panelled bath, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a driveway providing off road car parking and a double garage. A particular feature of this delightful property is the spacious and most private rear garden. The mature garden is laid to lawn and complimented with an abundance of plants, trees and shrubs and raised garden beds. There is also a patio area which is ideal for outdoor entertaining.

