



## **Green Park House 109 Coniscliffe Road, Darlington Offers Over £800,000**

Nestled in the heart of Coniscliffe Road, Darlington, this remarkable house is a true gem waiting to be discovered. Boasting 4 reception rooms and 6 bedrooms, this property offers ample space for comfortable living. With two bathrooms, convenience is key in this luxurious home.

This house is not just a property; it's an experience. From the moment you step inside, you are greeted by a sense of individuality and luxury that is hard to find elsewhere. The charm and character exuding from every corner are a testament to the rich history of this residence.

For those who appreciate period features, this house is a dream come true. Retaining a number of original elements, the property seamlessly blends the old with the new, creating a unique and inviting atmosphere that is sure to captivate all who enter.

If you are in search of a home that stands out from the rest, offering both style and substance, look no further. This highly individual property on Coniscliffe Road is a rare find that promises a lifestyle of comfort, elegance, and sophistication.



# Green Park House 109 Coniscliffe Road, Darlington

## General Remarks

An outstanding opportunity has arisen to acquire a six bed roomed Georgian residence occupying a most pleasing position on Coniscliffe Road in Darlington.

Offering generous contemporary accommodation

Immaculately presented and offering fine interior design

Gas fired central heating

Council Tax band E

We welcome viewings at the earliest opportunity to avoid disappointment

## Location

Coniscliffe Road is superbly positioned in what is considered to be one of Darlington's finest and most desirable roads. The property offers outstanding views overlooking Green Park and is located within a short distance of Darlington's Town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's 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, Polam Hall School, Hummersknott Academy and Carmel 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 solid wood door leading into a most welcoming entrance hallway. The hallway is warmed by three central heating radiators, is tastefully decorated in neutral tones and benefits from stripped and varnished wood floor boards. A door leads into the cellar with a further door leading out to the rear garden.

## Cloakroom

The cloakroom has a tiled floor, partially tiled walls and is fitted with a modern suite comprising of a wash hand basin and a low level WC.

## Dining Room

15'1" x 15'0"

The dining room offers fine views overlooking the rear garden. Warmed by a central heating radiator, tastefully decorated tones and benefiting from stripped floor boards and a marble fire surround with a tiled insert and hearth.

## Living Room

21'6" x 15'0"

The beautifully presented living room is situated to the rear elevation of the property and offers fine views overlooking the rear garden and Green Park beyond. Warmed by a central heating radiator, tastefully decorated, and benefiting from stripped floor boards and a marble fire place with tiled inserts and hearth.

## Family Room

30'10" x 27'7"

The family room has a tiled floor with under floor heating. Tastefully decorated in neutral tones, incorporating a stylish feature wall and benefiting from French doors to the front elevation of the property, a built in bookcase with a storage unit and a feature fire place.

## Study

10'11" x 12'3"

The study is situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from stripped floor boards and built in cupboards providing useful storage. A door leads into the integral garage.

## Kitchen

31'0" x 13'5"

The modern kitchen is simply stunning. Fitted with a comprehensive range of wall,

floor and drawer units with granite worktops incorporating a double Belfast sink. The kitchen benefits from a tiled floor with under floor heating, a wood framed window with plantation shutters, a glass panelled roof which allows and abundance of natural light and a double oven with a six burner gas hob.

## First Floor Landing

A staircase leads to a half landing with a window overlooking the front elevation of the property. A further staircase leads to the first floor landing. The landing has a cupboard with plumbing for an automatic washing machine and room for a tumble dryer.

## Bedroom One

15'1" x 14'0"

A double bedroom with pleasant views overlooking the rear garden and Green Park beyond. Warmed by two central heating radiators and benefiting from built in cupboards providing useful storage.

## Dressing Room

10'5" x 7'2"

The dressing room is warmed by a central heating radiator, has stripped and varnished floor boards and benefits from built in wardrobes providing useful storage.

## Bedroom Two

14'4" x 14'6"

With pleasant views overlooking the rear garden a double bedroom warmed by a central heating radiator and benefiting from stripped and varnished floor boards.

## Bedroom Three

11'2" x 12'5"

A double bedroom overlooking the front elevation of the property. Warmed by a central heating radiator and benefiting from built in cupboards providing useful storage.

## Bedroom Four

17'4" x 11'9"

With a window overlooking the front elevation of the property a further double bedroom warmed by a central heating radiator.

## Bathroom

10'5" x 7'2"

The bathroom has vinyl flooring, partially tiled walls, a window to the side elevation of the property and is fitted with a modern suite comprising of a walk in double shower cubicle with shower, a free standing bath, a wash hand basin, low level WC and a towel radiator.

## Bedroom Five

18'9" x 12'6"

A double bedroom with double glazed windows to the front and side elevations and a Velux window to the ceiling. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from stripped and varnished floor boards.

## Bedroom Six

13'2" x 8'10"

With a double glazed window overlooking the front elevation of the property a double bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting from stripped and varnished floor boards.

## Shower Room

The shower room has a tiled floor, travertine tiled walls a velux window and is fitted with a modern suite comprising of a walk in double shower cubicle with electric shower, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a block paved driveway providing off road car parking and a double tandem garage with an electric door and a door leading to the garden. To the rear of the property there is an extensive patio area which is ideal for outdoor entertaining. Steps lead down to the stunning landscaped garden which is laid to lawn and complimented with an abundance of mature plants and trees. The idyllic garden offers fine views overlooking Green Park.

