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35 Edinburgh Drive, Darlington
Asking Price £400,000

Situated in the highly sought-after west end of Darlington, this impressive detached house on Edinburgh Drive presents an exceptional opportunity for prospective buyers. With no onward chain, this property is ready for you to make it your own without delay.

The house boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-proportioned four bedrooms offer comfortable living for families or those seeking extra space for guests or a home office. Additionally, the property features two bathrooms, ensuring convenience for all occupants.

Occupying a substantial plot, the outdoor space is equally appealing, offering potential for gardening, play areas, or simply enjoying the fresh air. The location is ideal, with easy access to local amenities, schools, and transport links, making it a perfect choice for families and professionals alike.

This property is a rare find in a desirable area, combining space, comfort, and a prime location. Do not miss the chance to view this delightful home and envision the possibilities it holds for you and your family.







35 Edinburgh Drive, Darlington

General Remarks
Offered For Sale with NO ONWARD CHAIN
A superb opportunity has arisen to acquire a four bedroom detached residence situated on Edinburgh Drive within the highly desirable West End of Darlington
Occupying an extremely spacious plot with an extensive immaculate 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
Edinburgh Drive 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 local shops and 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.

Porch
The property is entered through a UPVC double glazed door leading into a porch. Benefitting from vinyl flooring.

Entrance Hallway
The welcoming entrance hallway is warmed by a central heating radiator and benefits from two large cupboards providing useful storage.

Shower Room
The shower room is warmed by a central heating radiator, has vinyl flooring, a UPVC double glazed window and is fitted with a suite comprising of a shower cubicle, a wash hand basin and a low level WC.

Living Room
19'10" x 11'10"
The dual aspect living room has UPVC double glazed windows to the front and rear elevations of the property. Warmed by two central heating radiators, tastefully decorated in neutral tones and benefiting from a marble fire place with a marble hearth and inserts and a gas fire. Double wood glazed doors lead into the dining room.

Dining Room
11'8" x 11'10"
The dining room has a UPVC double glazed window offering pleasant views overlooking the rear garden. Warmed by a central heating radiator and decorated in neutral tones.

Kitchen
11'7" x 9'10"
The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen is warmed by a central heating radiator and benefits from vinyl flooring, an integrated electric oven and hob, plumbing for an automatic washing machine and a UPVC double glazed window. An internal door leads into the double garage.

First Floor Landing
A staircase leads to the first floor landing. The landing benefits from a window to the front elevation of the property, a large cupboard providing useful storage, an airing cupboard and a hatch and loft ladder giving access to a partially boarded attic.

Bedroom One
12'7" x 11'10"
A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window and built in wardrobes providing useful storage.

Bedroom Two
11'8" x 9'10"
With a UPVC window overlooking the rear elevation of the property a further double bedroom warmed by a central heating radiator.

Bedroom Three
9'3" x 11'11"
Situated to the rear elevation of the property a further double bedroom warmed by a central heating radiator and benefiting from built in wardrobes providing useful storage and a UPVC double glazed window.

Bedroom Four
6'11" x 11'10"
With a UPVC double glazed window overlooking the front of the property a further bedroom warmed by a central heating radiator and decorated in neutral tones.

Shower Room
The shower room is warmed by a towel radiator, has vinyl flooring, a UPVC double glazed window overlooking the side elevation of the property and is fitted with a suite comprising of a shower cubicle with shower, a wash hand basin and a WC.

Externally
The property is situated on a substantial plot. To the front of the property there is a large block paved driveway providing off road car parking, a double garage and a garden which is laid to lawn and complimented with a variety of shrubs to the borders. The double garage has an electric roller door, UPVC double glazed windows to the side and rear elevations and a UPVC double glazed door which leads out to the rear garden. To the rear of the property there is a large and most private rear garden. The garden is laid to lawn and complimented with a variety of mature plants, shrubs and trees. There is also a large shed useful for storage and patio area which is ideal for outdoor entertaining. The garden continues round the side of the property.







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