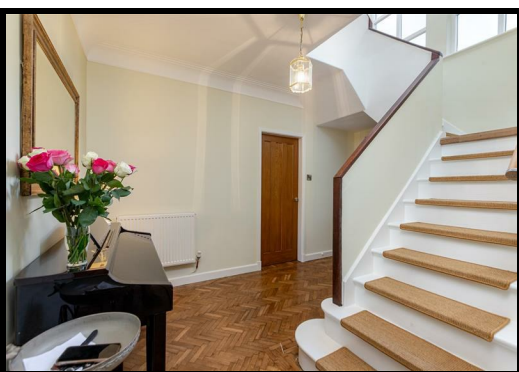




331 Coniscliffe Road, Darlington Offers Over £795,000

Occupying one of the finest plots within the prestigious West End of Darlington. A rare opportunity has arisen to acquire a highly individual and unique residence. Set in an enviable and idyllic setting this charming residence must be viewed to be truly appreciated. With superb extensive south facing rear grounds and garden extending to approx one acre which enjoys outstanding views over farmland, open countryside across to the River Tees. Retaining an informal homely ambience throughout the property has accommodation over two floors including a welcoming entrance hallway, living room, dining room, cloakroom, kitchen / family room, a double bedroom with an ensuite shower room, three further double bedrooms and a family bathroom. The property has a sweeping driveway leading to a large remote controlled single garage with up and over door. The house benefits from stunning landscaped gardens to the front, side and rear of the property. There is also a raised patio to the rear which is ideal for outdoor entertaining. Offering a lifestyle to be envied and located in an excellent position we would recommend viewings at the earliest opportunity to avoid disappointment. ***The current owner has been granted planning permission for a very large two storey extension and a detached garage. The planning notice and the architects drawings are attached***



331 Coniscliffe Road, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

Occupying one of the finest plots within the prestigious West End of Darlington.

With stunning far reaching views overlooking open countryside to the south and west

Only one neighbouring property

Very private and quiet aspect

Very attractive and well-proportioned accommodation

Also, there is the option to make the property even larger if desired, with planning permission for a very large two storey extension to the western side of the property plus the erection of a detached double garage. The planning notice and the architects drawings are attached****

Gas fired central heating

Council Tax band F

Double glazed windows throughout

Location

Coniscliffe Road is superbly positioned in what is considered to be one of Darlington's finest and most desirable roads. 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 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

A spacious and truly welcoming entrance hallway tastefully decorated in neutral tones. Warmed by a double radiator and benefiting from an under stairs cupboard providing useful storage and stylish Parquet flooring.

Cloakroom

The guest cloakroom has a tiled floor, a double glazed window and is fitted with a suite comprising of a low level WC and a wash hand basin.

Living Room

The beautifully appointed living room offers fine views overlooking both the front and rear gardens. Warmed by two central heating radiators, tastefully decorated in neutral tones and benefiting from a feature fire surround and parquet flooring. The living room offers an abundance of natural light courtesy of the double glazed window to the front elevation, double glazed French doors to the rear and two porthole windows to the side.

Dining Room

The tastefully decorated dining room offers simply stunning views overlooking the truly delightful rear garden. Warmed by a central heating radiator and benefiting from a double glazed bay window, a brick fire place and parquet flooring.

Kitchen / Family Room

Offering an abundance of natural light courtesy of the double glazed windows overlooking the rear and French doors to the front elevation. The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating an inset stainless steel sink. The family room has a tiled floor, a double glazed window and double glazed French doors which lead out to the patio area and rear garden beyond.

Utility Room

The utility room is warmed by a central heating radiator, has a tiled floor, a window and plumbing for an automatic washing machine. A door leads into the integral garage.

Landing

A staircase leads to a half landing with a large double glazed window offering pleasant views of the front garden. A further staircase leads to the first floor landing giving access to the bedrooms and bathroom.

Bedroom One

Tastefully decorated in neutral tones an extremely spacious double bedroom with a double glazed window and French doors with fine views overlooking the rear garden. Warmed by a central heating radiator and benefiting from laminated flooring.,

En Suite Shower Room

The en suite shower room has vinyl flooring, a Velux window to the rear elevation and is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin, a low level WC and a towel radiator.

Bedroom Two

With a double glazed window overlooking the rear elevation of the property a further double bedroom decorated in neutral tones, warmed by a central heating radiator and benefiting from wood flooring and a built in cupboard providing useful storage.

Bedroom Three

A double bedroom with a double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator, decorated in neutral tones and benefiting from laminated flooring.

Bedroom Four

A further double bedroom warmed by a central heating radiator and benefiting from a double glazed window overlooking the side elevation of the property, a Velux window to the front elevation, laminated flooring and a built in cupboard providing useful storage.

Bathroom

The spacious bathroom is fitted with a four piece suite comprising of a panelled bath, a bidet, a low level WC and a wash hand basin. The bathroom benefits from vinyl flooring and a Velux window overlooking the front elevation of the property.

Externally

The property occupies one of the most prestigious locations in Darlington with superb extensive south facing rear grounds and gardens extending to approximately 1 Acre, enjoying outstanding views over farmland, open countryside and across to the River Tees. Occupying one of the finest plots in Darlington this stunning property has a sweeping gravelled driveway with car parking for several cars. The driveway leads to a large single garage with a remote controlled up and over door and power and light. A particular feature of this property are the stunning and most extensive landscaped gardens which are mainly laid to lawn to the front, side and rear of the property with an abundance of mature plants and trees. There is a generous raised patio which is ideal for outdoor entertaining.

