



Newmans Walk

Darlington DL2 2WS

Asking Price £290,000





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- Four Bedroom Detached Property
- Landscaped Garden to Rear
- Excellent Travel & Transport Links

Situated on Newmans Walk, Darlington, in the sought-after Westpark area, this home was formerly the Show House, showcasing its premium build quality and design. With its modern amenities and spacious layout, this property is truly an ideal family home, ready to welcome its new owners. This stunning detached house presents an exceptional opportunity for families seeking a modern and spacious home. Having been thoughtfully extended and updated, the property boasts a contemporary design that blends comfort and style.

Upon entering, you are welcomed into two generous reception rooms, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the open plan kitchen and dining area, which is complemented by a convenient utility room, making daily living a breeze. This layout is ideal for family gatherings and social occasions, allowing for seamless interaction between spaces.

The property features four well-proportioned bedrooms, two of which benefit from en-suite facilities, together with a family bathroom serving the remaining bedrooms, ensuring ample facilities for all.

Outside, the property is surrounded by well-maintained gardens, offering a tranquil retreat for outdoor enjoyment. Ample parking is also available, catering to the needs of a busy family lifestyle.

Don't miss the chance to make this remarkable house your own.

Entrance Hallway

Door to front and staircase to first floor landing with storage cupboard under. Spotlights to ceiling and radiator.

Lounge

19'3 x 10'4 (5.87m x 3.15m)
Upvc double glazed bay window to front, spotlights to ceiling and radiator.

Reception Room Two

14'5 x 9'7 (4.39m x 2.92m)
Upvc double glazed window to front and radiator.

Kitchen/Diner

19'2 x 10'9 (5.84m x 3.28m)
Upvc double glazed window and triple bi-fold doors to rear. Fitted with wall, base and drawer units, matt black composite sink with mixer tap, gas hob with extractor over and eye level oven. Integrated fridge freezer and dishwasher. Spotlights to ceiling and open aspect to diner area where there is space for a dining table and chairs and a breakfast bar option for casual seating. Radiator.

Utility Room

Upvc door to rear garden, fitted worktop with space for washing machine and tumble dryer under. Space for a fridge freezer, vertical radiator.

Ground Floor Cloaks

Upvc double glazed window to front, low level w.c, wash hand basin and heated towel rail.

- Desirable West Park Location
- Two En-Suite Bedrooms
- An Ideal Family Home

First Floor Landing

Access to loft.

Bedroom One

12'0 x 9'7 (3.66m x 2.92m)
Upvc double glazed window to front, fitted wardrobes with sliding doors, radiator, spotlights to ceiling and access to en-suite shower room.

En-Suite Shower Room

Upvc double glazed obscure window to rear, shower cubicle, wash hand basin and low level w.c with heated towel rail. Spotlights to ceiling and part tiled walls.

Bedroom Two

10'6 x 8'6 (3.20m x 2.59m)
Upvc double glazed window to rear, fitted wardrobes with mirrored sliding doors and access to second en-suite shower room and radiator.

En-Suite Shower Room Two

Upvc double glazed obscure window to front, shower cubicle, wash hand basin and low level w.c. Spotlights to ceiling and heated towel rail.

Bedroom Three

10'6 x 11'1 (3.20m x 3.38m)
Upvc double glazed window to front, fitted wardrobes with mirrored sliding doors and radiator.

Bedroom Four

11'1 x 8'5 (3.38m x 2.57m)
Upvc double glazed obscure window to rear and radiator.

Family Bathroom

Upvc double glazed obscure window to front, panelled bath with wash hand basin and low level w.c. Heated towel rail, part tiled walls and tiled floor.

Externally

To the front there is a generous block paved drive, allowing off street parking for multiple vehicles. There is a low maintenance garden area with well established shrubs and plants. To the rear is an enclosed, generous landscaped garden with pergola feature on raised decking, a patio area and part lawn part gravelled areas. Borders with established shrubs and plants. Please note this property does not have a garage.

Tenure

Freehold

Property Details

Local Authority: Darlington

- Generous Block Paved Drive
- Close to Local Amenities
- Council Tax Band D

Council Tax: Band D
Conservation Area: No
Flood Risk: Very low
Floor Area: 1,345 ft² / 125 m²
Plot size: 0.07 acres
Mobile coverage: EE
Vodafone
Three
O2
Broadband:

Basic
6 Mbps
Superfast
35 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability:

BT
Sky
Virgin

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

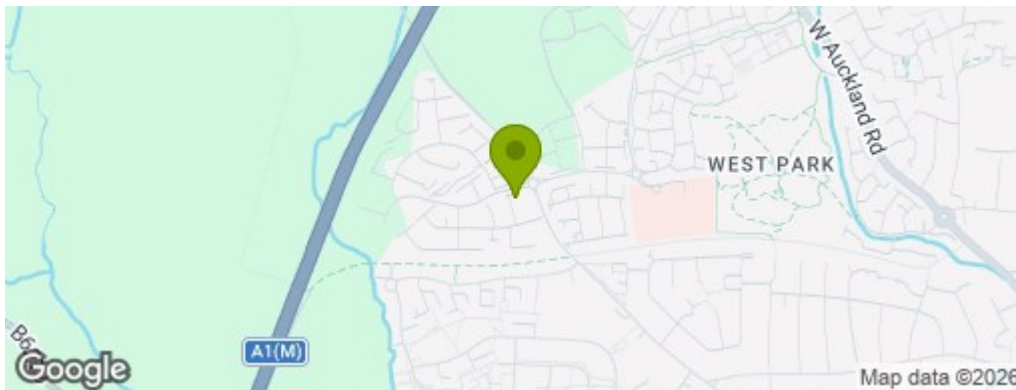
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property Information

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