



**\*\* PRICE TO SELL \*\* \*LARGE SCALE DETACHED \*\* \* DOUBLE GARAGE \*\*  
**\*\* CONSERVATORY EXTENSION \*\* \* DESIRABLE HIGH GRANGE DEVELOPMENT \*\*****

We anticipate demand to be high for this truly impressive detached family home which commands an excellent corner site. The rear garden will certainly not fail to impress, perfect for entertaining during those warmer months. The family bathroom and master en-suite have been recently refurbished to a high standard and the home is in excellent decorative order.

It is a wonderfully welcoming relaxed home with well proportioned, flexible rooms perfect for the comings and goings of an active family life and we have no hesitation in recommending an internal viewing to fully appreciate what this home has to offer. It will certainly suit the needs of a variety of buyers including a growing family.

Positioned on a quiet cul-de-sac on the ever popular High Grange development which lies within a short drive to the A1(M) and Cockerton Village hosting a variety of shops and amenities.

#### GROUND FLOOR

Entrance hall, ground floor cloakroom with wash hand basin and low level w.c. Lounge enjoying views to the front with a bay window, filling the room with natural light and access through to separate dining room ideal for entertaining in turn allowing access to the excellent sized conservatory which is fully uPVC double glazed. There is a generous kitchen/breakfast room providing an excellent range of units, breakfast bar, integrated dishwasher and gas range cooker with chrome chimney style cooker hood, from the kitchen leads to a utility room with further units and plumbing for an automatic washing machine which adds to what is already an exceptional amount of accommodation to the ground floor. The double garage is also accessible from the utility room which means it is possible to reach cars undercover, a feature not to be underestimated during those colder months.

**Abbotsfield Way, Darlington, DL3 0GB**  
**4 Bed - House - Detached**  
**Asking Price £290,000**

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**FIRST FLOOR**

Landing with hatch allowing loft access and useful storage cupboard. Four well-dressed bedrooms all in good decorative order the master with refurbished en suite facilities with shower cubicle, wash hand basin, w.c and chrome towel radiator. The family bathroom completes the first-floor accommodation with luxurious bathroom which was refitted 2020 with panelled bath with shower attachment wash hand basin, w.c and chrome towel radiator.

**EXTERNALLY**

Open front lawn garden to the front along with a hard surface driveway allowing off street parking leading to a garage with up and over door with lighting and power. Pedestrian side to the extensive rear garden which has been well tended laid to lawn with mature borders and outside water tap and decking area.

**ENTRANCE HALLWAY**

**GROUND FLOOR CLOACKROOM**

**LOUNGE**

11'5 x 14'3 (3.48m x 4.34m)

**CONSERVATORY**

16'8 x 17'8 (5.08m x 5.38m)

**DINING ROOM**

11'5 x 10'2 (3.48m x 3.10m )

**KITCHEN/BREAKFAST ROOM**

15'3 x 10'1 (4.65m x 3.07m)

**UTILITY ROOM**

8'4 x 9'7 (2.54m x 2.92m )

**BEDROOM ONE**

11'2 x 11'6 (3.40m x 3.51m)

**ENSUITE**

5'9 x 5'2 (1.75m x 1.57m)

**BEDROOM TWO**

11'2 x 8'5 (3.40m x 2.57m)

**BEDROOM THREE**

9'1 x 11'5 (2.77m x 3.48m )

**BEDROOM FOUR**

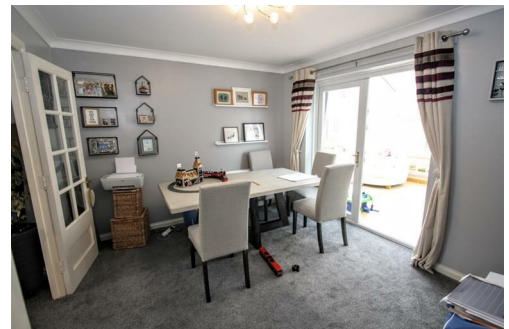
8'4 x 10'7 (2.54m x 3.23m)

**FAMILY BATHROOM/W.C**

**GARDEN TO FRONT AND REAR**

**DOUBLE GARAGE**

18'1 x 17'2 (5.51m x 5.23m)



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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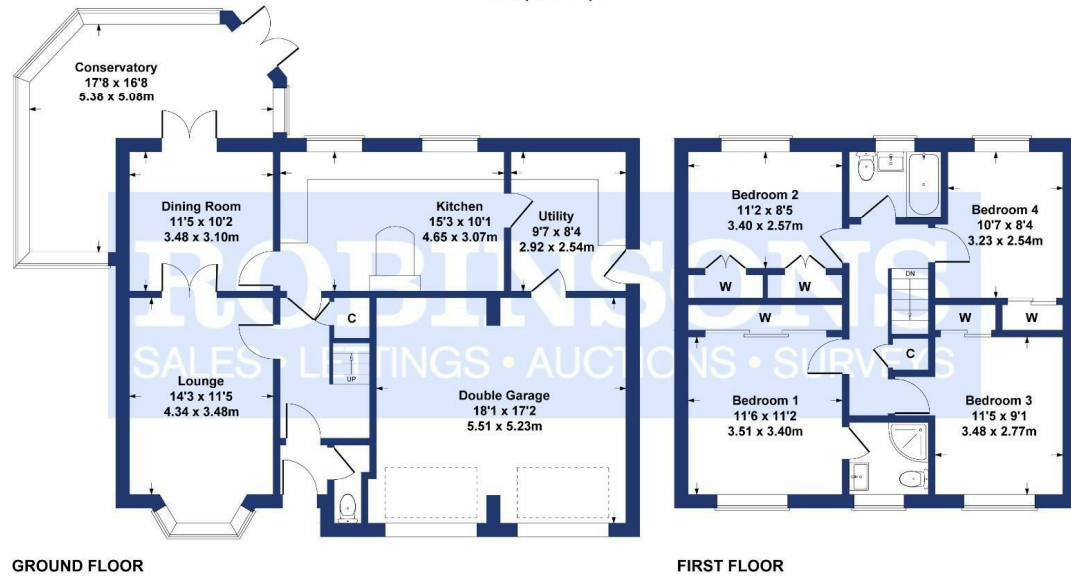
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Abbotsfield Way

Approximate Gross Internal Area  
1827 sq ft - 170 sq m



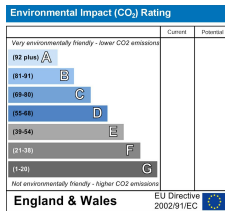
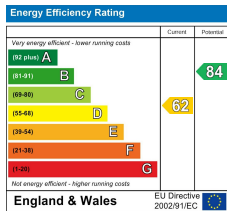
GROUND FLOOR

FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



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DURHAM CITY  
1 Old Elvet  
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T: 0191 386 2777 (Sales)  
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T: 01388 458111  
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T: 01642 607555  
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E: admin@robinsonsettings.co.uk

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106 York Road  
TS26 9DE

T: 01429 891100  
E: info@robinsonshartlepool.co.uk

### INGLEBY BARWICK

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