



**Bleath Ghyll, Darlington, DL2 2GS**  
**4 Bed - House - Detached**  
**Offers In The Region Of £390,000**

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**\*\* LUXURIOUS \*\* \*\* FOUR BEDROOM DETACHED \*\* \*\*  
DOUBLE GARAGE \*\* \*\* OPEN PLAN KITCHEN /FAMILY  
ROOM \*\* \*\* HIGH SPECIFICATION \*\*NO ONWARD CHAIN\*\***

This truly impressive family home has been significantly improved and enhanced to an exceptionally high standard. This superior quality home must be seen to appreciate the detailing and versatility it offers. Properties of this nature are considered in high demand and we anticipate this to be no exception with viewings highly recommended at your earliest opportunity.

There is sumptuous interior design throughout, Oak interior doors have been installed to both floors and bespoke wooden shutters to windows, both front and rear. There is a beautiful fireplace with a multi fuel stove in the lounge. This substantial home is as practical to live in as it is impressive to look at as you are met with an extended sweeping driveway providing parking for multiple vehicles to a double garage with electric doors and is accessible from the utility room which means it is possible to reach cars under cover, a feature not to be underestimated during those colder months.

#### GROUND FLOOR

The replacement steel front door with remote control entry and bespoke metal canopy certainly sets the tone for this magnificent property through to a light and airy entrance hallway with limestone flooring through to the kitchen and living, certainly giving a fabulous first impression. The rear of the ground floor has been transformed to an open plan kitchen/diner and lounge area offering a fantastic space for entertaining with access to the rear garden which has a great deal of privacy and a gentle ambience, which is so often sought but not often found.

The high specification hand crafted kitchen enjoys grey glossy units with cushion close, Curian work surfaces and integrated appliances such as a single and double oven stack, Neff ceramic induction hob, Neff integrated microwave and dishwasher. The useful utility room and w.c. have been improved and are in excellent order with a home cinema room/office adding to what is an exceptional amount of accommodation to the ground floor.

#### FIRST FLOOR

There are four impeccably dressed double bedrooms all enjoying fitted wardrobes, the master with en-suite facilities. Contemporary bathroom and en-suite have been refurbished with careful attention to detail with stunning tiling, units, illuminated vanity mirror and Karndean flooring.

#### EXTERNALLY

The landscaped garden has been improved with a great deal of thought and is not directly overlooked giving a special blend of

peace and tranquillity. A gazebo with Terracotta roof and Limestone floor is a perfect place to relax and unwind during those warmer months. There is a lawn area, granite paving and a modern rectangular water feature. The double garage could also be used as a gymnasium.

#### ENTRANCE HALLWAY

#### GROUND FLOOR W.C.

#### LOUNGE/DINING AREA 23'1x13'6 (7.04mx4.11m)

#### KITCHEN 21'6x14' (6.55mx4.27m)

#### UTILITY 7'2x6'1 (2.18mx1.85m)

#### OFFICE/SNUG 11'7x10' (3.53mx3.05m)

#### FIRST FLOOR LANDING

#### BEDROOM 12'6x11'7 (3.81mx3.53m)

#### EN-SUITE

#### BEDROOM 11'7x11'2 (3.53mx3.40m)

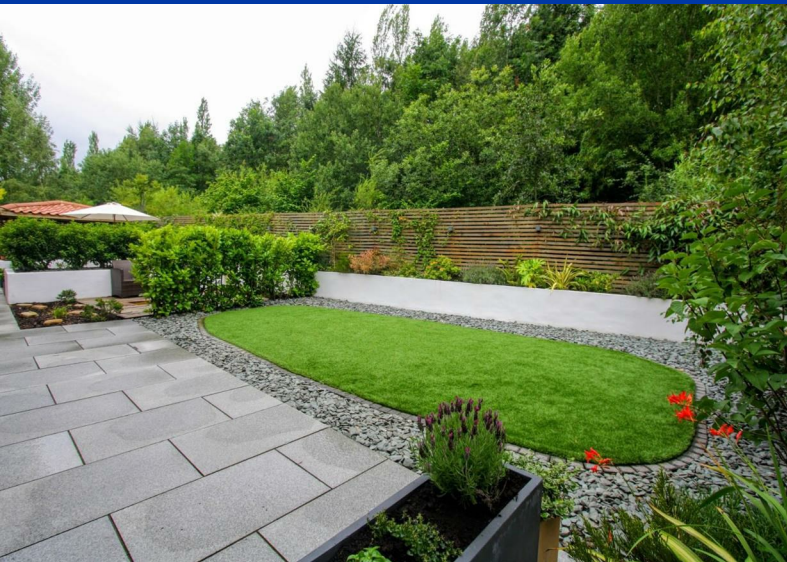
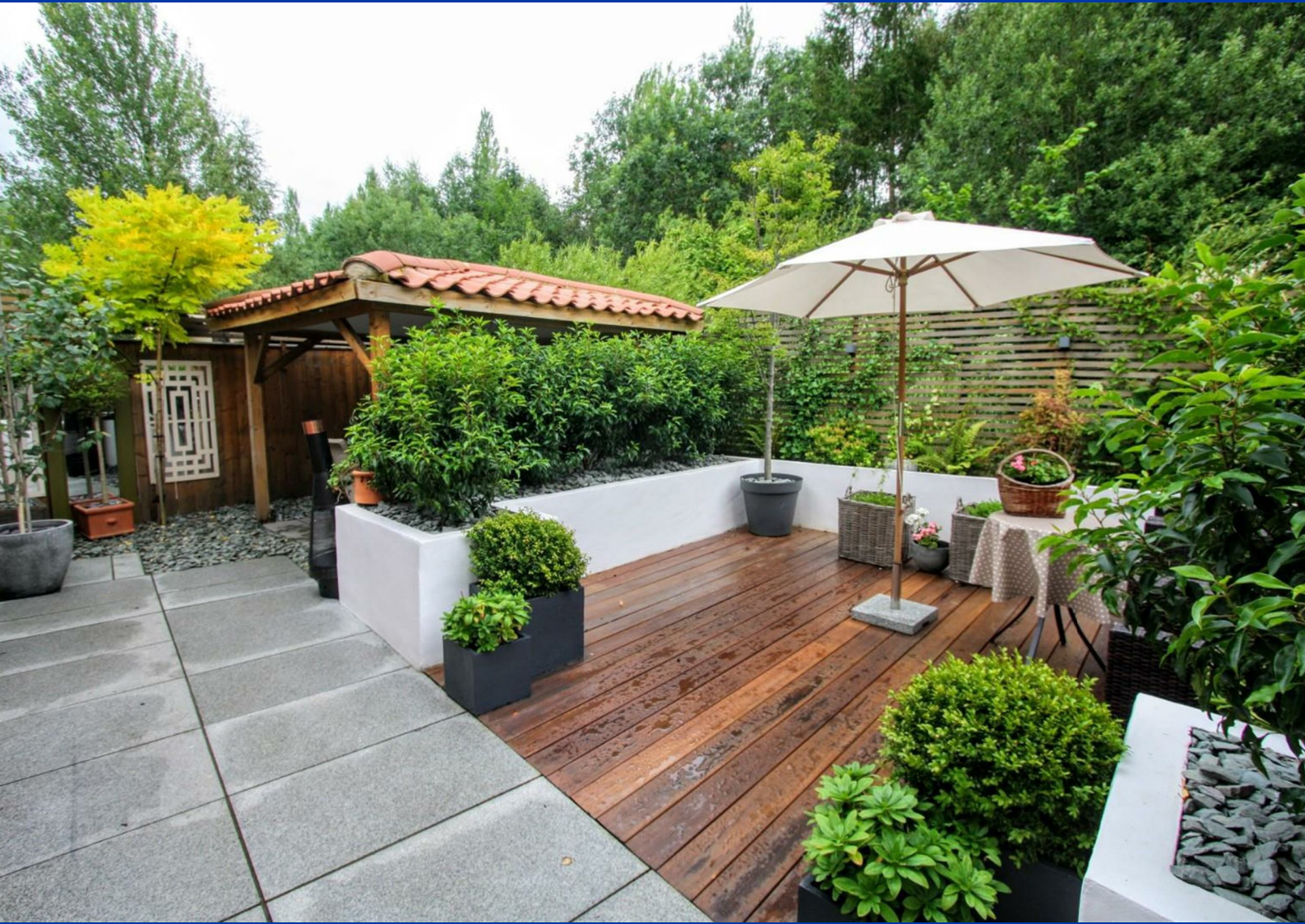
#### BEDROOM 13'4x11'3 (4.06mx3.43m)

#### BEDROOM 13'7x9' (4.14mx2.74m)

#### BATHROOM

#### GARDENS

#### DOUBLE GARAGE



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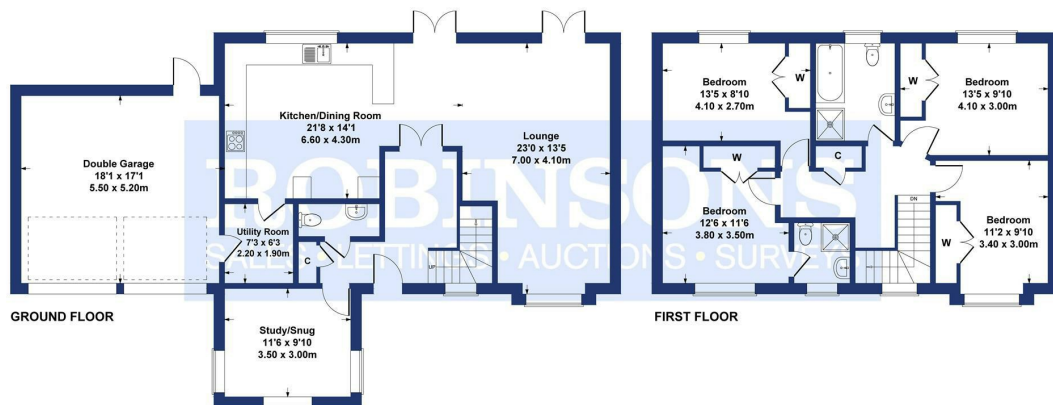
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Strategic Marketing Plan

Dedicated Property Manager

**Bleath Gyhl**  
Approximate Gross Internal Area  
1981 sq ft - 184 sq m



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. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(85-91) B		
	(69-84) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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