



**The Darlings, Hart, TS27 3BY**  
**4 Bed - House - Detached**  
**Offers In The Region Of £260,000**

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**\*\* A COMPETITIVELY PRICED PROPERTY - VIEWING COMES HIGHLY RECOMMENDED \*\*** An outstanding four bedroom detached house which occupies a delightful corner plot. It is located in this modern development which was built by Gentoo and can be found on the outskirts of Hart Village. Features include gas central heating, uPVC double glazing and has solar panels. This home offers luxuriously appointed family accommodation with many upgrades included. The floor plan comprises: inviting entrance hall, cloakroom/WC, study/family room, spacious lounge which has French doors leading to the rear garden, stunning kitchen/breakfast/dining area which is the 'heart of the home' as it offers areas for relaxing, eating and cooking, the kitchen area includes several integrated appliances. Located to the first floor are four bedrooms, the master bedroom having an impressive en-suite shower room/WC, bedrooms two, three and four are served by the outstanding family bathroom/WC. Externally are easily maintained gardens to front and rear, with a driveway and single garage being located to the rear of the property.



## GROUND FLOOR

### INVITING ENTRANCE HALL

Return staircase to first floor, built-in cloaks cupboard.

### CLOAKROOM/WC

Fitted with a two piece white suite comprising: panelled bath with mixer tap, close coupled WC, impressive tiling to splashback.

### SPACIOUS LOUNGE (rear)

12'7 x 12'1 overall (3.84m x 3.68m overall)

uPVC double glazed French doors with matching side screens to rear garden.

### STUDY/FAMILY ROOM (front)

10'4 x 7'3 overall (3.15m x 2.21m overall)

### STUNNING 'L' SHAPED KITCHEN/BREAKFAST/DINING ROOM

19'1 x 10'7 plus 7'6 x 5'1 overall (5.82m x 3.23m plus 2.29m x 1.55m overall)

An upgraded kitchen which is fitted with a superb range of white 'gloss' style base, wall and drawer units with chrome rod handles, white granite working surfaces with matching splashback incorporating under mounted stainless steel sink unit with mixer tap and granite drainer, built-in stainless steel five ring gas hob with brushed stainless steel to splashback, matching 'chimney' style canopy housing illuminated extractor fan above, built-in stainless steel electric oven with matching microwave oven above, integrated fridge with freezer below, cupboard housing Potterton gas central heating boiler, uPVC double glazed doors to rear garden.

## FIRST FLOOR

### LANDING

Built-in airing cupboard housing hot water cylinder, hatch to loft space.

### BEDROOM 1 (rear)

11'4 x 12'7 overall (3.45m x 3.84m overall)

### IMPRESSIVE EN-SUITE SHOWER ROOM/WC

Fitted with a three piece white suite comprising: double shower cubicle with chrome mains shower fitting,

pedestal wash hand basin with mixer tap, concealed WC, impressive tiling to splashback, fitted mirror.

### BEDROOM 2 (front)

11'11 x 7'3 overall (3.63m x 2.21m overall)

Fitted wardrobe area.

### BEDROOM 3 (rear)

11'1 x 8'7 overall (3.38m x 2.62m overall)

### BEDROOM 4 (front)

7'10 x 8'7 overall (2.39m x 2.62m overall)

### OUTSTANDING FAMILY BATHROOM/WC

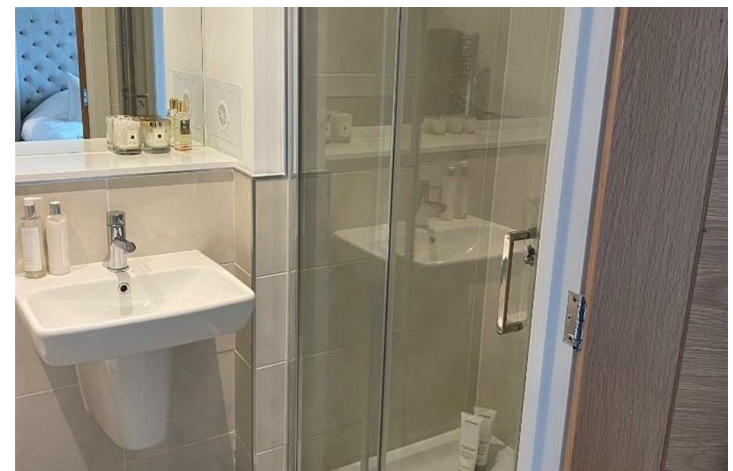
Fitted with an upgraded white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, large fitted mirror, impressive tiling to splashback.

### OUTSIDE

The front garden is open plan and laid mainly to lawn with a pebbled border area. The enclosed rear garden has a lawned area with paved patio and decking area with steps leading down to a timber gate which gives access to the driveway and single garage.

### SINGLE GARAGE

With up and over door, electricity.















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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